

Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

Area Name / Number: Hollywood Hill/ Lake of the Woods - 72

Previous Physical Inspection: 1996

Sales - Improved Summary:

Number of Sales: 459

Range of Sale Dates: 1/1/2000 - 12/31/2001

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$164,100	\$323,900	\$488,000	\$534,800	91.2%	11.25%
2002 Value	\$179,000	\$348,100	\$527,100	\$534,800	98.6%	9.92%
Change	+\$14,900	+\$24,200	+\$39,100		+7.4%	-1.33%
% Change	+9.1%	+7.5%	+8.0%		+8.1%	-11.82%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.33% and -11.82% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2001 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$170,400	\$313,400	\$483,800
2002 Value	\$188,300	\$329,700	\$518,000
Percent Change	+10.5%	+5.2%	+7.1%

Number of improved Parcels in the Population: 4453

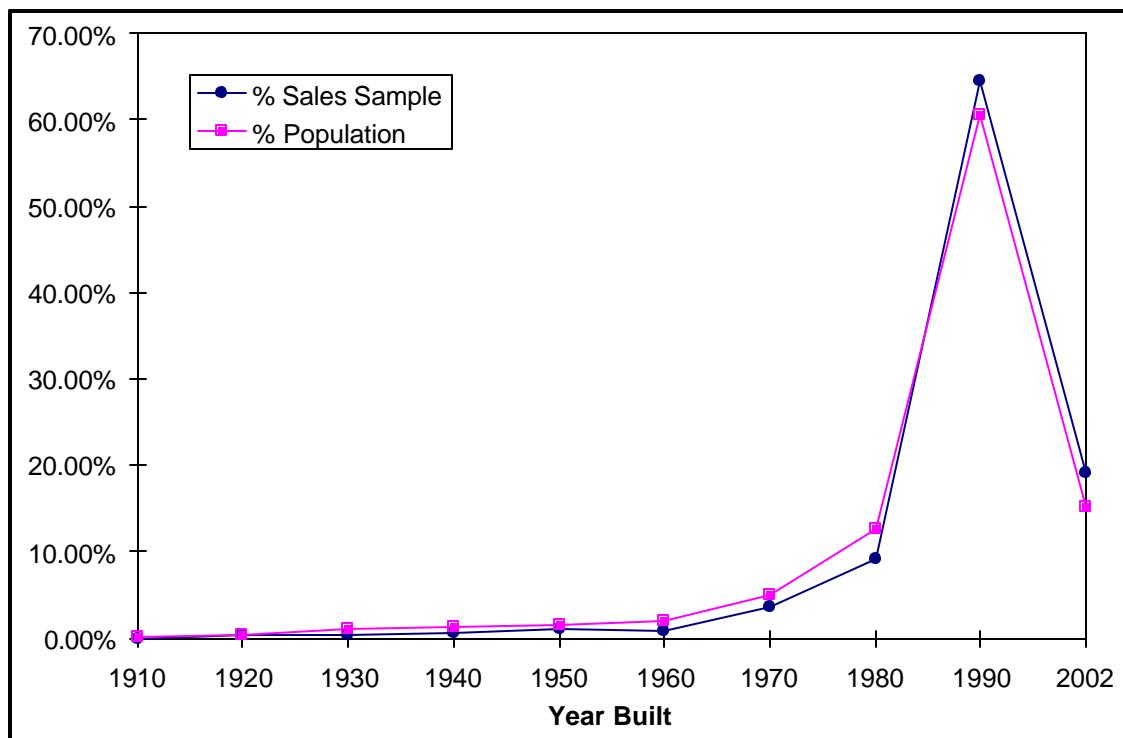
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

Sales Sample Representation of Population - Year Built

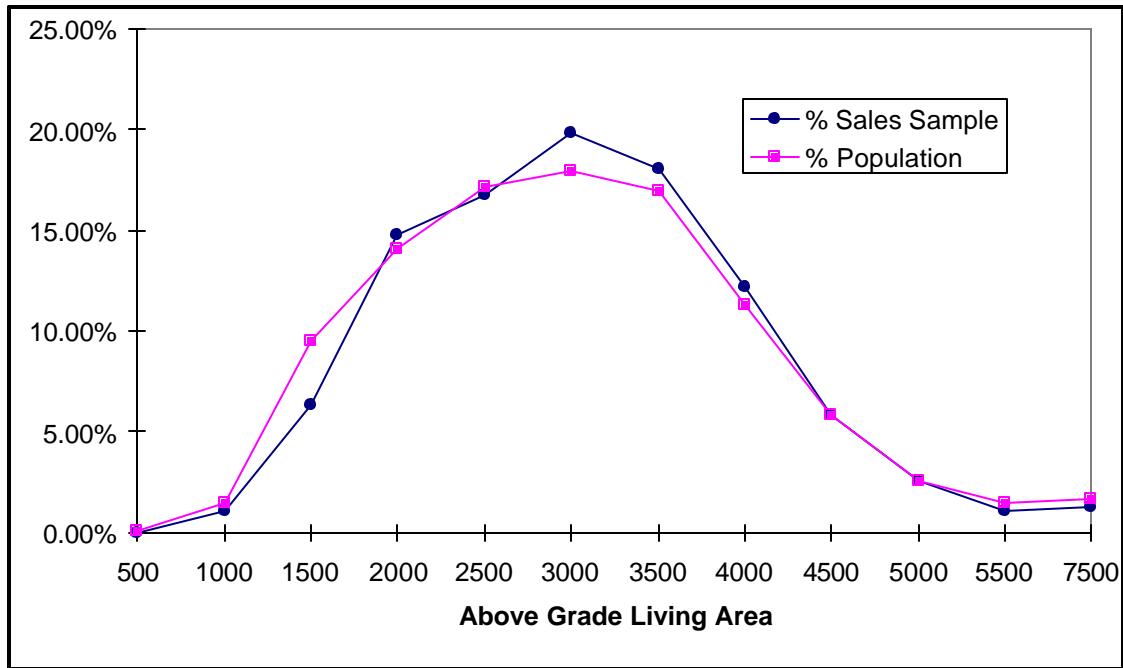
Sales Sample			Population		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	0	0.00%	1910	7	0.16%
1920	2	0.44%	1920	20	0.45%
1930	2	0.44%	1930	43	0.97%
1940	3	0.65%	1940	60	1.35%
1950	5	1.09%	1950	71	1.59%
1960	4	0.87%	1960	89	2.00%
1970	17	3.70%	1970	225	5.05%
1980	42	9.15%	1980	564	12.67%
1990	296	64.49%	1990	2697	60.57%
2002	88	19.17%	2002	677	15.20%
	459			4453	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

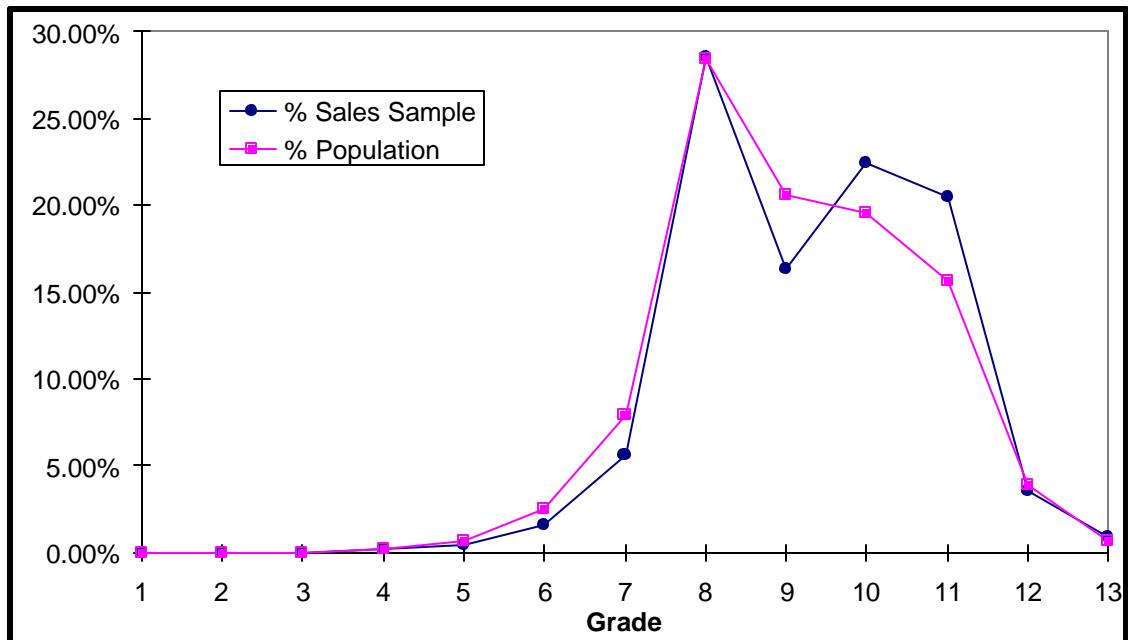
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.07%
1000	5	1.09%	1000	66	1.48%
1500	29	6.32%	1500	422	9.48%
2000	68	14.81%	2000	627	14.08%
2500	77	16.78%	2500	765	17.18%
3000	91	19.83%	3000	799	17.94%
3500	83	18.08%	3500	755	16.95%
4000	56	12.20%	4000	503	11.30%
4500	27	5.88%	4500	259	5.82%
5000	12	2.61%	5000	115	2.58%
5500	5	1.09%	5500	65	1.46%
7500	6	1.31%	14000	74	1.66%
	459			4453	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

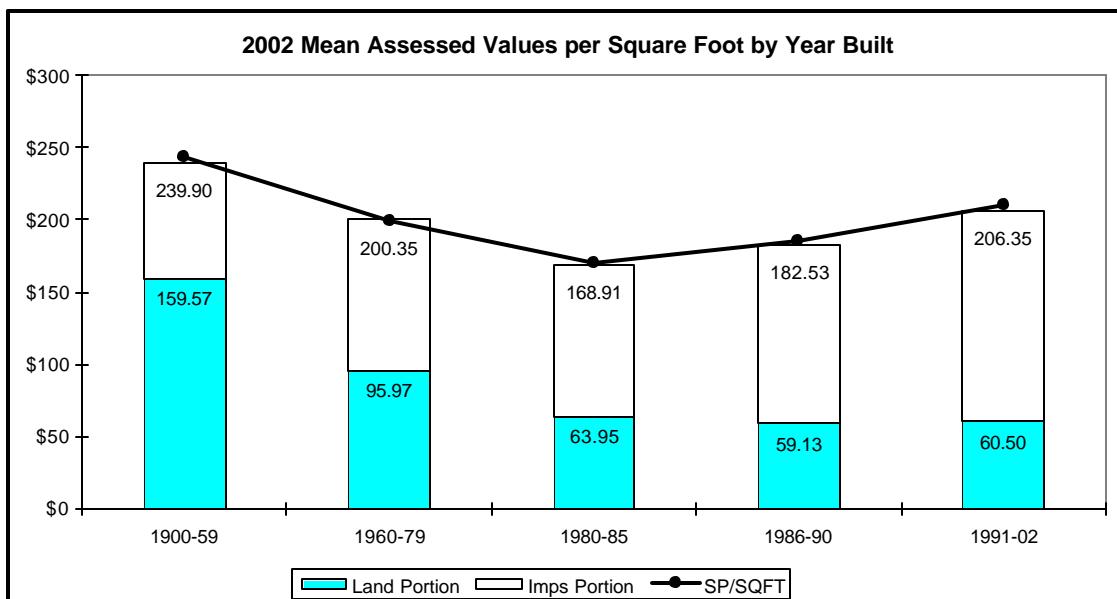
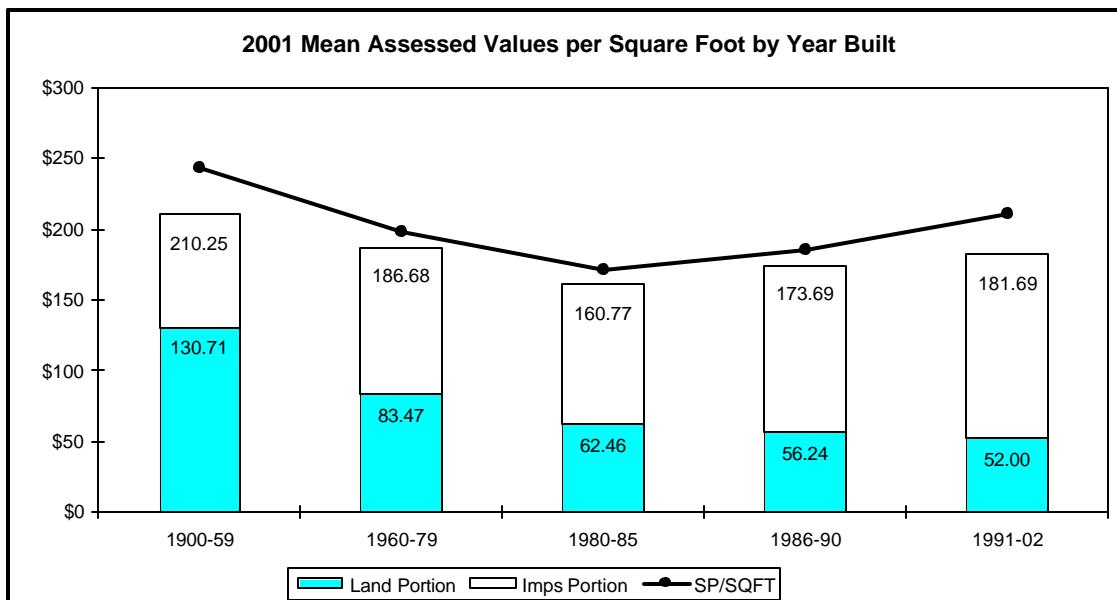
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	1	0.02%
4	1	0.22%	4	7	0.16%
5	2	0.44%	5	29	0.65%
6	7	1.53%	6	111	2.49%
7	26	5.66%	7	355	7.97%
8	131	28.54%	8	1265	28.41%
9	75	16.34%	9	916	20.57%
10	103	22.44%	10	872	19.58%
11	94	20.48%	11	696	15.63%
12	16	3.49%	12	171	3.84%
13	4	0.87%	13	29	0.65%
	459			4453	



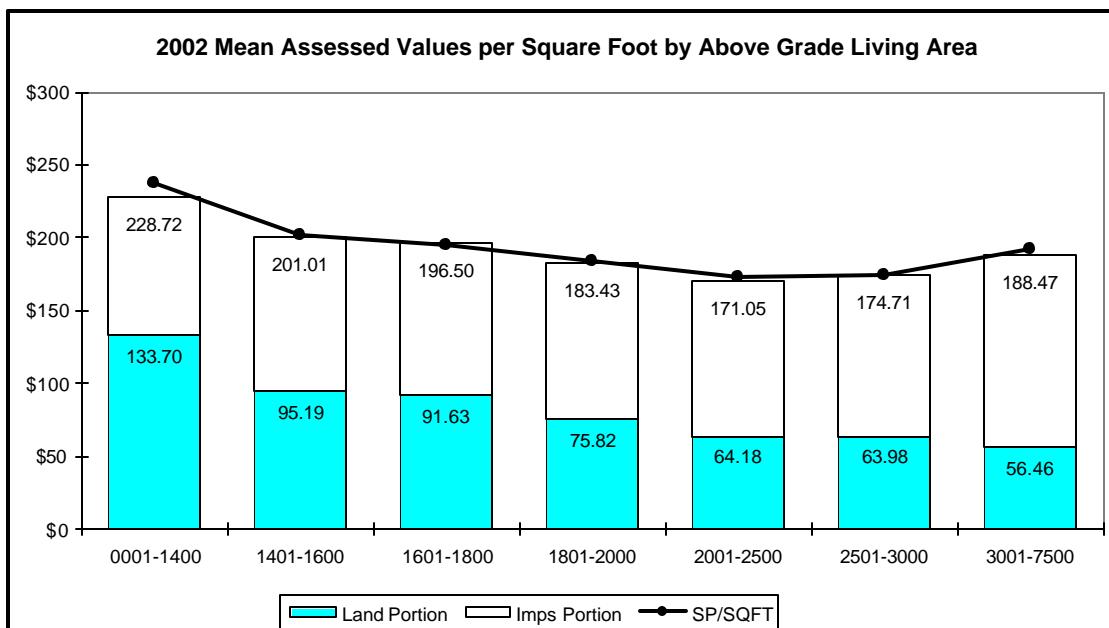
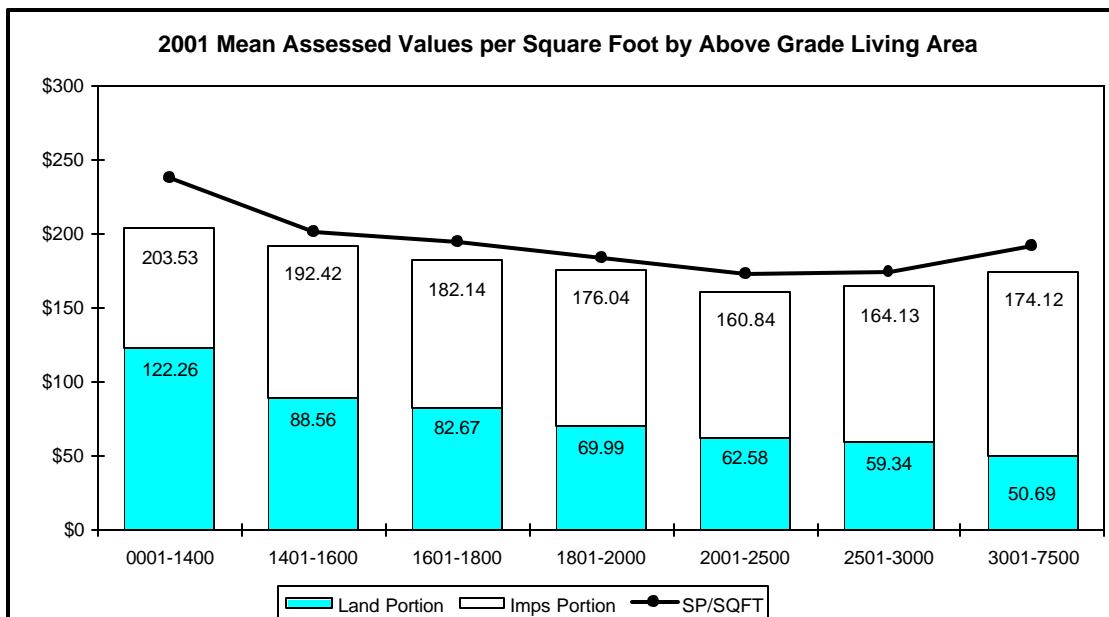
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



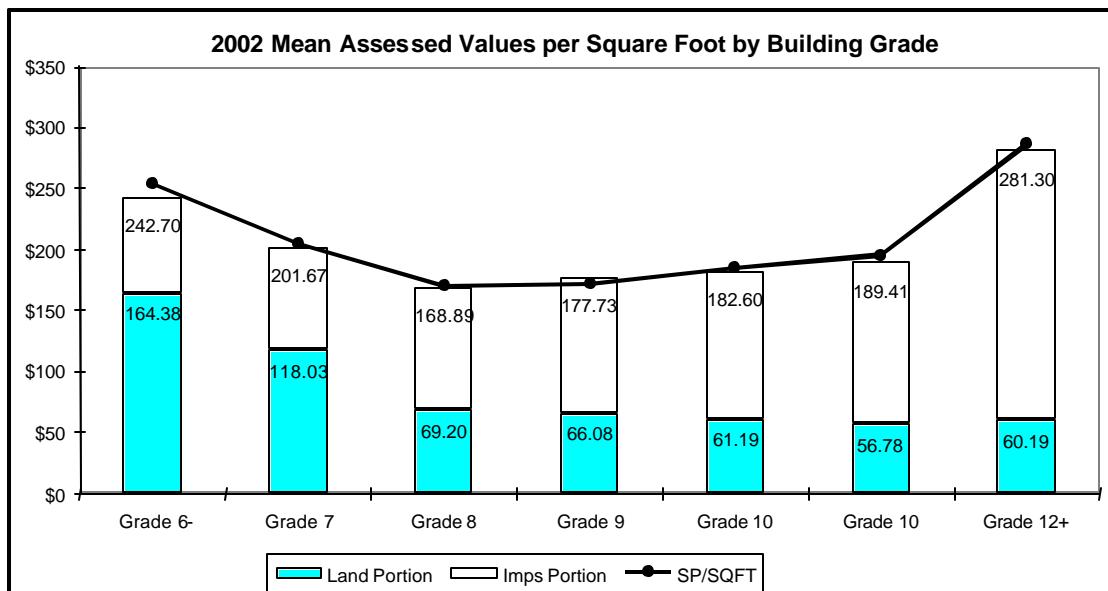
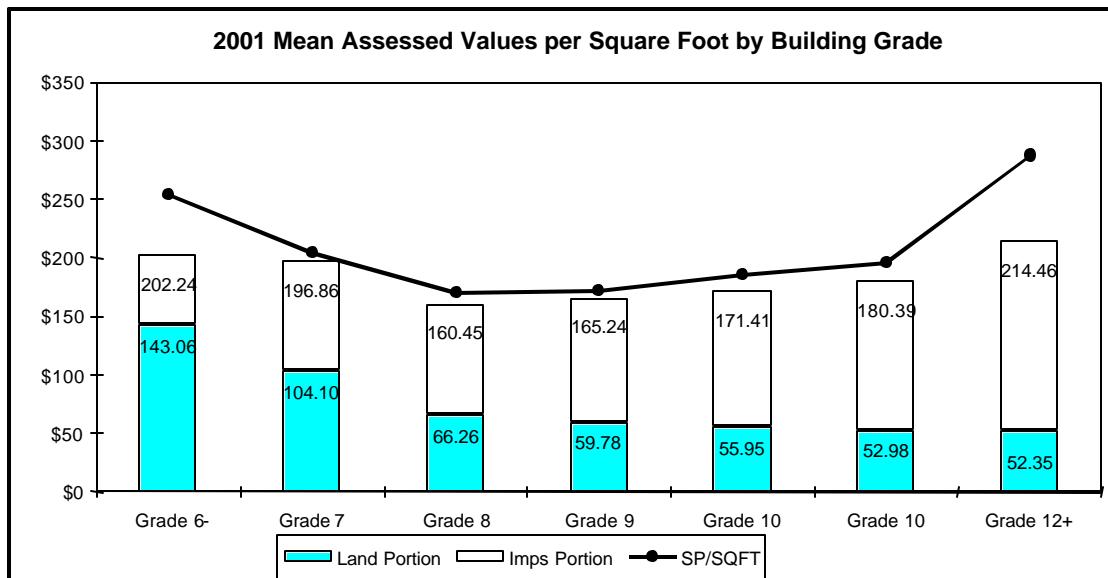
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



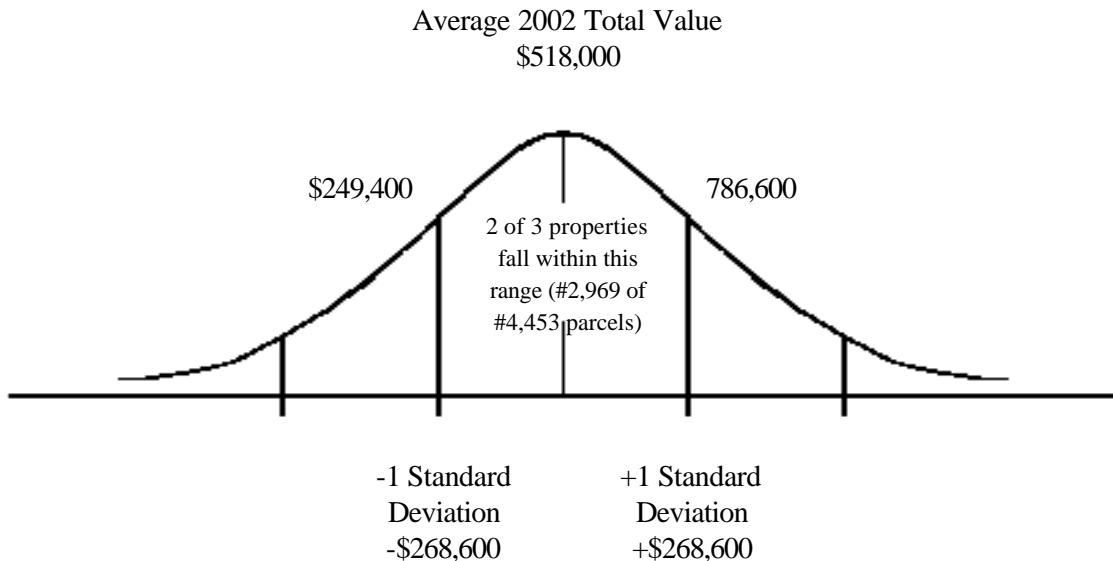
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by result of applying the 2002 recommended values. The values shown in the chart represent the value for land and

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Appraisal Team Members and Participation

The valuation for this area was done by the Northeast Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2000 to 1/2002 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

Identification of the Area

Name or Designation:

Hollywood Hills/Lake of the Woods

Boundaries:

This area is bounded on the north by the Woodinville/Duvall Highway; on the west by the west side of the Sammamish Valley; on the south by NE 116th St on the western half and approximately NE 124th St on the eastern half; and on the east by 228th Ave NE on the southern portion and 180th Ave NE on the northern portion.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 72 is located between the cities of Woodinville and Redmond and as far east as 226th Ave NE. It is comprised of sub areas 3, 4, 8 and 9. Sub area 3 is the Hollywood Hills area; sub area 4 is English Hill and the area to the east along Avondale Road; sub area 8 is the Sammamish Valley and sub area 9 is the area around Bear Creek and the Lake of the Woods.

Most of the area is in the rural designated portion of the county with zoning that limits minimum lot size to 5 acres. The cities of Woodinville and Redmond have higher density zoning. The Sammamish valley, sub area 8, is primarily zoned Agricultural with a minimum lot size of 10 acres. The Sammamish Valley has had much of the development rights purchased by King County under the Farm Lands Preservation Act and much of the area is in the 100 year flood zone. This severely limits the possibility of development in the Sammamish Valley. Sub area 3, Hollywood Hills, consists primarily of larger parcels supporting equestrian activities. Sub area 4 has a large number of plats and the southern boundary (around NE 116th Ave) has sewers moving into the area. The result is several new plats and escalating land values.

Of the total parcels, 84% are improved and, of these, 86% are in plats. However, in sub area 3, many of the plats have the feel of more rural lots due to their size and lack of curbs and sidewalks.

Overall, approximately 60% of the homes were built in the 1980's. Grade 8 represents the largest category of homes in this area but the vast majority are in the 8 to 11 grade range. Topography was an important factor in this area with 551 parcels affected. 362 properties had views and 39 had waterfront.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 11.25% to 9.92%.

Scope of Data

Land Value Data:

Vacant sales from 1/2000 to 1/2002 were given primary consideration for valuing land. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division's Sales Identification Section. Information was analyzed and investigated by the appraiser in the process of revaluation. All sales were verified by calling either the purchaser or seller, inquiring in the field, or calling the real estate agent. Sales listed in the "Land Sales Used" and "Land Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Model

Model Development, Description and Conclusions

Vacant sales from 1/1/2000 to 12/31/2001 were given primary consideration for valuing land.

Area 72 contains 5404 parcels of which 4453 are improved. Of the improved parcels, 84% are in plats. Most of the area is in the rural designation of King County with a small part of the northern edge in the City of Woodinville and a small part of the southwest portion in the City of Redmond. The City of Redmond is expanding the sewer lines toward it's northern border with the result of rapidly increasing land values as land is purchased and new developments put in. The remaining areas have public water but most do not have access to sewer lines. The Growth Management Act has slowed growth as evidenced by the majority of the homes built in the 1980's but steady development continues.

The larger lots, particularly in the Hollywood Hills area, have become quite desirable for various equestrian activities which has resulted in rising land values. The larger lots have attracted larger homes, some exceeding 16,000 square feet.

Benchmarks for the area were developed using direct sales comparison except where noted and are listed in "Land Value Model Calibration" section. Adjustments to the benchmarks were developed using matched pair analysis. Major adjustments include: view, topography, access, road nuisance, no perk and non-buildability and SAO's (Sensitive Area Ordinances). The adjustments are also listed in the "Land Value Model Calibration" section. Plats were valued by the site value method.

During and after model development, field inspection was completed to review models as necessary. Exceptions were appraised by direct sales comparison and appraiser judgment.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Benchmarks

Nort h Of NE 172 PI								
Area	Lot Size	Value	Area	Lot Size	Value	Area	Lot Size	Value
72-3	8700	\$ 90,000	72-3,4	8700	\$ 90,000	72-9	8700	\$ 90,000
	13000	\$105,000		13000	\$105,000		13000	\$105,000
	17000	\$115,000		17000	\$115,000		17000	\$115,000
	22000	\$130,000		22000	\$130,000		22000	\$126,000
	26000	\$145,000		26000	\$145,000		26000	\$128,000
	30000	\$155,000		30000	\$155,000		30000	\$132,000
	35000	\$165,000		35000	\$165,000		35000	\$134,000
	39000	\$175,000		39000	\$175,000		39000	\$136,000
	43000	\$190,000		43000	\$190,000		43000	\$140,000
	1.1	\$190,000		1.1	\$200,000		1.1	\$142,000
	1.2	\$199,000		1.2	\$210,000		1.2	\$144,000
	1.3	\$207,000		1.3	\$230,000		1.3	\$151,000
	1.4	\$225,000		1.4	\$250,000		1.4	\$166,000
	1.5	\$243,000		1.5	\$270,000		1.5	\$179,000
	1.6	\$246,000		1.6	\$290,000		1.6	\$193,000
	1.7	\$250,000		1.7	\$310,000		1.7	\$206,000
	1.8	\$254,000		1.8	\$323,000		1.8	\$219,000
	1.9	\$258,000		1.9	\$337,000		1.9	\$226,000
	2	\$262,000		2	\$350,000		2	\$233,000
	2.1	\$266,000		2.1	\$355,000		2.1	\$236,000
	2.2	\$270,000		2.2	\$360,000		2.2	\$239,000
	2.3	\$273,000		2.3	\$365,000		2.3	\$243,000
	2.4	\$277,000		2.4	\$370,000		2.4	\$246,000
	2.5	\$281,000		2.5	\$375,000		2.5	\$249,000
	2.6	\$285,000		2.6	\$380,000		2.6	\$253,000
	2.7	\$288,000		2.7	\$385,000		2.7	\$256,000
	2.8	\$292,000		2.8	\$390,000		2.8	\$259,000
	2.9	\$296,000		2.9	\$395,000		2.9	\$263,000
	3	\$300,000		3	\$400,000		3	\$266,000
	3.25	\$307,000		3.25	\$410,000		3.25	\$269,000
	3.5	\$318,000		3.5	\$425,000		3.5	\$286,000
	3.75	\$330,000		3.75	\$440,000		3.75	\$293,000
	4	\$337,000		4	\$450,000		4	\$299,000
	4.25	\$345,000		4.25	\$460,000		4.25	\$306,000
	4.5	\$356,000		4.5	\$475,000		4.5	\$316,000
	4.75	\$367,000		4.75	\$490,000		4.75	\$326,000
	5	\$375,000		5	\$500,000		5	\$333,000

5.5	\$393,000	5.5	\$525,000	5.5	\$349,000			
6	\$412,000	6	\$550,000	6	\$366,000			
North Of NE 172nd PI								
Area	Lot Size	Value	Area	Lot Size	Value	Area	Lot Size	Value
72-3	6.5	\$431,000	72-3,4	6.5	\$575,000	72-9	6.5	\$382,000
	7	\$450,000		7	\$600,000		7	\$399,000
	7.5	\$468,000		7.5	\$625,000		7.5	\$416,000
	8	\$487,000		8	\$650,000		8	\$432,000
	8.5	\$506,000		8.5	\$675,000		8.5	\$449,000
	9	\$525,000		9	\$700,000		9	\$466,000
	9.5	\$543,000		9.5	\$725,000		9.5	\$482,000
	10	\$562,000		10	\$750,000		10	\$499,000
	10.5	\$581,000		10.5	\$775,000		10.5	\$516,000
	11	\$600,000		11	\$800,000		11	\$532,000
	11.5	\$618,000		11.5	\$825,000		11.5	\$549,000
	12	\$635,000		12	\$850,000		12	\$597,000

Topography		Traffic		Water Problems	No Perk	Territory	Mountain	
Moderate	Steep	Moderate	High					
Minus	Minus	Minus	Minus	Minus	Minus			Plus
15%-25%	30%-50%	15%	25%-35%	10%-50%	70%	Average		10%
						Good		15%
						Excellent		20%
						Average	Average	15%
						Good	Good	25%
						Excellent	Excellent	35%

Waterfront	Plus
Lake of the Woods	65%
Lake Leota	Additional \$700 per water front foot

The plats listed on the following table below have been developed with upper grade homes. All except Lake of the Woods, Tuscany (also known as Shadowbrook), and part of Bear Creek Country Club were “Street of Dream” plats. The Hedges has had several lots merged together to allow for larger, higher grade homes to be built. All these plats except The Hedges have existed for a while and limited land sales were available. Therefore, it was necessary to look at comparable sales of vacant land in comparable plats outside the area represented by this report. Additional sales were found in Camden Park, Sahalee and Beaverdam plats.

The table listed below lists the range of assessed value within each plat. Small differences in lot size were not reflected in the market and not reflected in the assessment valuations.

Plat Adjustments	Number of Parcels	Value Range
Lake of the Woods Divs 1 – 7 (Non WF)	245	\$238,000 - \$375,000
Lake of the Woods South	12	\$195,000 - \$219,000
Tuscany (Shadowbrook)	140	\$182,000 - \$239,000
Bear Creek Country Club Div 1, 2 & 3	241	\$211,000 - \$278,000
The Hedges	47	\$304,000 - \$360,000
Wyndham Knoll	42	\$194,000 - \$210,000
Grousemont Div 1 & 2	65	\$225,000
Polo Club	18	\$178,000 - \$198,000
252605 Minors 9006, 9102, 9047 & 9165-9173 (Street of Dreams Plat)	12	\$220,000 - \$250,000

Verified Vacant Sales Available to Develop the Valuation Model
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
3 072606	9064		1/27/00	250000	43560	N	N
3 102605	9118		6/6/00	620000	27007	N	N
3 112605	9071		2/18/00	296000	165528	N	N
3 112605	9113		1/19/00	299000	82328	N	N
3 112605	9235		5/1/01	120000	11290	Y	N
3 122605	9195		6/12/00	145000	135989	N	N
3 132605	9044		11/8/01	330000	206910	N	N
3 232605	9103		8/22/00	85000	23276	N	N
3 248163	0120		5/1/00	175000	53831	N	N
3 324450	0110		1/7/00	250000	106286	N	N
3 340170	0017		9/8/00	220000	50270	N	N
3 340170	0085		12/29/00	595000	329113	N	N
3 340170	0253		4/27/00	75000	25992	N	N
3 340470	0112		8/22/00	290000	52272	N	N
3 340770	0037		3/31/00	71000	14761	N	N
3 361201	0010		12/12/00	595000	65776	Y	N
4 192606	9008		6/6/01	145800	121532	N	N
4 192606	9030		9/4/01	215000	132858	N	N
4 192606	9037		3/15/00	130000	29900	N	N
4 192606	9040		1/12/01	284000	294465	N	N
4 192606	9069		5/1/00	150000	37418	N	N
4 252605	9120		5/19/01	450000	129808	N	N
4 727310	0115		3/1/00	230000	135930	N	N
9 062510	0060		6/14/00	28000	66170	N	N
9 062510	0161		4/13/01	111000	27850	N	N
9 292606	9085		4/24/00	270000	225640	N	N
9 321650	0210		7/14/2000	\$925000/\$308333 each	31799	N	N
9 321650	0510			\$925000/\$308333 each	1.7	N	N
9 321650	0500			\$925000/\$308333 each	3.28	N	N
9 321650	0250		11/3/2000	\$700000/\$350000 each	27675	N	N
9 321650	0260			\$700000/\$350000 each	27675	N	N
9 321650	0020		7/17/2000	\$3000000/\$300000 each	1.83	N	N
9 321650	0120			\$3000000/\$300000 each	28662	N	N
9 321650	0220			\$3000000/\$300000 each	26226	N	N
9 321650	0310			\$3000000/\$300000 each	1.85	N	N

Sub	Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
	9	321650	0320		\$3000000/\$300000 each	42849	N	N
	9	321650	0390		\$3000000/\$300000 each	12646	N	N
	9	321650	0400		\$3000000/\$300000 each	21329	N	N
	9	321650	0440		\$3000000/\$300000 each	21627	N	N
	9	321650	0450		\$3000000/\$300000 each	26896	N	N
	9	321650	0480		\$3000000/\$300000 each	1.12	N	N
	9	321650	0120	2/27/2001	\$350,000	28662	N	N
	9	321650	0290	8/9/2000	\$320,000	36681	N	N
	9	321650	0110	7/12/2000	\$275,000	43124	N	N
	9	405450	0650	10/27/2000	\$375,000	4.27	N	N
	9	405451	0130	3/3/2000	\$425,000	1.01	N	N
	9	405451	0170	10/17/2001	\$330,000	1.64	N	N
	9	405453	0080	11/2/2000	\$300,000	1.03	N	N
35-2	750401	0620	10/19/2000		\$250,000	12850	N	N
	750401	0050	6/1/2000		\$249,500	11456	N	N
	131103	0200	8/7/1998		\$290,000	33940	N	N
	131103	0220	5/19/1999		\$325,000	36172	N	N
	131103	0230	5/28/1998		\$238,891	29973	N	N
	131103	0270	5/28/1998		\$238,891	20440	N	N
	131103	0190	5/28/1998	\$1,911,128/\$238891 each	47767	N	N	
	131103	0200		\$1,911,128/\$238891 each	33940	N	N	
	131103	0210		\$1,911,128/\$238891 each	30334	N	N	
	131103	0220		\$1,911,128/\$238891 each	36172	N	N	
	131103	0240		\$1,911,128/\$238891 each	25504	N	N	
	131103	0250		\$1,911,128/\$238891 each	22650	N	N	
	131103	0260		\$1,911,128/\$238891 each	18178	N	N	
	131103	0280		\$1,911,128/\$238891 each	24560	N	N	
69-5	062980	0410	4/6/1999		\$350,000	25918	N	N
	062980	0640	6/1/1999		\$425,000	26920	N	N

Verified Vacant Sales Removed From Model Development

Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 112605	9112		7/25/00	135000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3 404590	0038		3/13/01	93000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; AND OTHER WARNINGS;
4 192606	9011		6/18/01	235000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; BUILDER OR DEVELOPER SALES;
4 192606	9096		10/17/00	100000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4 192606	9107		6/12/01	40000	NON-REPRESENTATIVE SALE;
4 192606	9122		5/26/00	382000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
4 192606	9208		5/31/01	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4 252605	9109		6/7/00	967211	GOVERNMENT AGENCY;
9 302606	9081		4/17/00	150000	NO MARKET EXPOSURE;
9 321650	0200		7/14/00	600000	BUILDER OR DEVELOPER SALES;

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development.

Additionally, all sales from 1/2000 to 1/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The sales sample represents the population quite well for most characteristics. There are more sales proportionately of newer homes in the sales sample than in the population. This is due to the increased demand for new homes. This, however, is not deemed to be a concern and not significant enough to skew the sales sample. Charts, which illustrate these representations, are included in the executive summary section of this report.

This report does not include any market trends. Only sales for the previous two years were utilized to minimize the effect of trends upon the assessed values.

A single multiplicative model was developed for this area, calibrated using market sales. The analysis of this area consisted of a general review of applicable characteristics such as base land value, building grade, baths, age, condition, stories, living area, covered parking, views, lot size, road nuisance, topography, sub areas, and others. The results indicated that including the following variables improved the level of assessments and uniformity:

base land value, good condition, age of the improvement, grade of the improvement, lots over four acres, grades less than 7 as well as greater than 11, improvements built between 1982 and 1989, and plat numbers 115260, 418800, and 773250.

The complete area model equation and exception parcel parameters are included under “Total Value Improvement Parcel Model” on the next page. The exception parcels were valued utilizing the total value model, direct cost models, and market sales as indicators of value.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Variable definitions

Age	= Minus the natural log of age
LnBaseLand	= Natural log of land value divided by 1000
FinBsmt	= Square footage of finished basement area
Gradeless7	= If building grade is 1 through 6
GradeGreater11	= If building grade is 12 or 13
BigLot	= If land square footage is >175,000
Good	= If condition is good then the natural log of 10
LnAGLA	= Natural log of above ground living area divided by 100
LnGrade	= Natural log of grade of improvement
Built82-89	= If year built >1981 & <1990 then minus the natural log of 10
X115260	= If major number is 115260
X418800	= If major number is 418800
X773250	= If major number is 773250

Valuation Model - Multiplicative

$$\begin{aligned} & 1.563622 + .250136 * \text{LnBaseLand} + .0001239096 * \text{FinBsmt} \\ & + .1549191 * \text{GradeLess7} + .1576887 * \text{GradeGreater11} + .2242202 * \text{BigLot} \\ & + .08328295 * \text{Good} - .1097533 * \text{LnAge} + .4243454 * \text{LnAGLA} + .9911981 * \text{LnGrade} \\ & - .01614855 * \text{Built82-89} + .09807222 * \text{X115260} + .1063143 * \text{X418800} + .0709633 * \text{X773250} \end{aligned}$$

Total value = exponential of the sum of coefficients times 1000

Truncate result to “000”. Then: Select Land Value = Base land Value

Select Improvement value = EMV – Select Land Value

Waterfront:

Lake Leota	EMV times 1.05
Lake of the Woods	EMV

Exceptions:

Number of buildings	<>1
Lot Size	<1000
Building Grade	<5
Total EMV	<Base Land Value

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Verified Improved Sales Available to Develop the Valuation Model
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3112605	9017	3/12/01	225000	1170	0	6	1981	3	37462	N	N	16722	152ND PL NE
3112605	9060	5/16/01	246550	1170	0	6	1942	4	26136	N	N	15636	NE 175TH ST
3340170	0195	4/10/01	425000	1400	1000	6	1920	4	125888	N	N	14410	160TH PL NE
3122605	9121	7/6/00	290000	1650	0	6	1920	4	132858	N	N	16723	174TH AV NE
3795502	0070	2/13/01	222000	820	820	7	1970	4	6075	N	N	17053	142ND PL NE
3122605	9064	12/7/00	210000	1000	0	7	1959	4	26250	N	N	16608	NE 175TH PL
3122605	9077	9/25/00	299000	1010	800	7	1976	3	178160	N	N	17719	NE WOODINVILLE-DUVALL RD
3404590	0027	12/19/01	185000	1090	0	7	1953	3	14700	N	N	18205	167TH AV NE
3122605	9124	10/26/01	308000	1120	1120	7	1975	4	41636	N	N	17306	NE 165TH ST
3122605	9042	12/31/01	280000	1240	0	7	1928	4	101495	N	N	16430	NE 172ND PL
3930630	0030	7/17/00	319000	1300	580	7	1968	4	41850	N	N	14626	NE 166TH ST
3930630	0010	5/19/00	290000	1350	700	7	1967	3	40500	N	N	16621	148TH AV NE
3317540	0030	2/20/01	257000	1790	380	7	1965	4	29445	N	N	18225	171ST AV NE
3122605	9086	9/28/00	241500	1260	0	8	1966	4	16000	N	N	16808	164TH AV NE
3122605	9145	1/24/00	350000	1440	770	8	1977	4	53600	N	N	17540	164TH AV NE
3340470	0128	7/1/00	325000	1530	1140	8	1973	3	43560	N	N	14015	159TH AV NE
3112605	9138	7/13/01	343000	1540	700	8	1975	3	54014	N	N	17340	155TH PL NE
3340170	0096	2/2/00	367000	1590	920	8	1973	3	114998	N	N	15102	155TH AV NE
3281725	0010	4/22/01	279950	1630	880	8	1974	3	92325	N	N	17131	148TH AV NE
3930630	0150	3/14/00	285000	1660	0	8	1975	3	35910	N	N	14615	NE 166TH ST
3242605	9050	8/23/01	420000	1700	970	8	1968	4	35100	N	N	14134	168TH AV NE
3112605	9129	8/13/01	365000	1720	530	8	1973	4	43560	N	N	16126	NE 175TH ST
3340170	0031	11/9/01	405000	1720	0	8	1964	4	46173	N	N	15345	160TH AV NE
3112605	9124	8/20/00	364500	1760	0	8	1984	3	35812	N	N	16606	162ND AV NE
3281726	0110	8/22/01	312000	1810	0	8	1975	4	31680	N	N	14509	NE 169TH ST
3113610	0115	7/3/01	368000	1860	690	8	1977	3	41558	N	N	15602	154TH AV NE
3281728	0010	3/6/01	349500	1920	0	8	1980	3	33400	N	N	14736	NE 164TH ST
3113610	0039	1/10/00	370000	1950	0	8	1983	3	35410	N	N	15841	NE 156TH ST
3340770	0045	12/27/01	350000	1990	1020	8	1975	4	35058	N	N	14914	NE 163RD ST
3112605	9087	10/25/01	450000	2040	0	8	1963	3	59677	N	N	16008	NE 165TH ST
3113610	0038	5/7/01	379000	2100	0	8	1983	3	56510	N	N	15840	NE 156TH ST
3132605	9035	6/19/01	595000	2160	1240	8	1968	3	183387	N	N	15540	168TH AV NE
3281728	0030	8/14/00	349950	2290	0	8	1978	3	31500	N	N	14720	NE 164TH ST
3113610	0019	5/29/01	395000	2300	0	8	1984	3	37779	N	N	15838	NE 162ND ST
3232605	9052	10/20/00	380000	2300	1300	8	1979	3	37897	N	N	15924	NE 139TH PL
3112605	9140	1/29/01	385000	2310	0	8	1977	3	47720	N	N	15020	NE 173RD ST
3930630	0180	12/28/00	345000	2470	0	8	1974	3	36450	N	N	14655	NE 166TH ST
3132605	9154	4/17/00	340500	2660	0	8	1981	3	54885	N	N	16404	173RD AV NE
3132605	9066	12/11/00	347000	2810	0	8	1979	3	44431	N	N	16316	164TH AV NE
3142605	9046	6/26/01	513000	2910	0	8	1983	4	48787	N	N	15712	160TH AV NE

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address		
3113610 0017	9/4/01	499950	3390	0	8	1984	4	38523	N	N	15841 NE 162ND ST				
3122605 9045	1/19/00	519500	3680	0	8	1999	3	92782	N	N	17045 NE 179TH ST				
3132605 9193	1/18/00	549000	3880	0	8	1999	3	28131	N	N	15815 164TH PL NE				
3281728 0070	6/21/01	387450	1450	1290	9	1980	3	31000	N	N	14711 NE 164TH ST				
3340620 0020	6/25/01	369000	1660	1620	9	1978	3	34860	N	N	14905 NE 147TH PL				
3281728 0050	10/11/00	395950	1700	1340	9	1979	3	47400	Y	N	14708 NE 164TH ST				
3340620 0030	3/15/00	328000	1750	850	9	1979	3	21000	N	N	14919 NE 147TH CT				
3340620 0280	11/28/00	349950	1820	1740	9	1978	3	31500	N	N	14719 149TH AV NE				
3340620 0250	2/8/00	355000	2130	600	9	1980	3	27300	N	N	14746 149TH AV NE				
3113610 0167	8/25/00	527000	2180	0	9	1998	3	52272	N	N	16329 154TH AV NE				
3421525 0550	2/2/01	486000	2180	1300	9	1989	3	34716	Y	N	18100 159TH AV NE				
3113610 0084	4/30/01	420000	2350	0	9	2000	3	15240	N	N	15733 NE 165TH ST				
3132605 9186	3/13/01	512500	2490	0	9	1992	3	52272	N	N	16857 NE 159TH PL				
3122605 9173	7/26/01	477000	2520	0	9	1995	3	297950	N	N	16653 178TH AV NE				
3205000 0060	6/22/00	510000	2590	0	9	1995	3	69126	N	N	16320 NE 148TH ST				
3366300 0010	6/28/00	464000	2600	0	9	1976	4	50094	N	N	16709 NE 179TH ST				
3317540 0090	7/19/01	420000	2620	0	9	1998	3	35153	N	N	17037 NE 181ST ST				
3112605 9049	3/22/01	400000	2650	0	9	1989	3	35184	N	N	17935 163RD AV NE				
3317540 0070	3/20/00	429950	2720	0	9	1998	3	35003	N	N	17023 NE 181ST ST				
3340170 0126	8/22/00	472000	2790	0	9	1983	3	39900	N	N	15230 163RD PL NE				
3112605 9189	7/19/00	427500	2810	0	9	1986	3	36879	N	N	17550 156TH PL NE				
3122605 9156	5/1/00	470805	2820	0	9	2000	3	38032	N	N	17020 166TH PL NE				
3112605 9210	5/9/01	475000	2880	0	9	1988	4	53578	N	N	14820 NE 174TH ST				
3142605 9096	9/19/01	386000	2880	0	9	1977	3	40510	N	N	16009 161ST AV NE				
3340620 0130	6/1/01	430000	2920	1200	9	1979	3	40600	N	N	14934 NE 147TH CT				
3635400 0080	3/16/01	445000	2990	0	9	1985	3	35136	N	N	16731 NE 137TH ST				
3132605 9166	2/26/01	505000	3000	0	9	1987	3	65400	N	N	15123 166TH PL NE				
3133190 0410	8/24/01	470000	3060	680	9	1988	3	30884	N	N	16706 NE 169TH CT				
3205000 0130	10/29/01	575000	3100	0	9	1988	4	52731	Y	N	16422 NE 148TH PL				
3112605 9188	8/24/01	515000	3120	0	9	1989	3	41571	N	N	17903 163RD AV NE				
3421525 0490	5/11/00	487000	3230	0	9	1984	3	28089	N	N	17720 159TH AV NE				
3317540 0160	2/4/00	469000	3280	0	9	1999	3	42852	N	N	17116 NE 183RD PL				
3113610 0076	1/25/00	430000	3600	0	9	1968	3	65775	N	N	16319 158TH AV NE				
3404590 0032	7/12/01	530000	3630	0	9	1984	3	14750	N	Y	18063 167TH AV NE				
3317540 0120	3/27/00	601800	3850	0	9	2000	3	42968	N	N	17109 NE 183RD PL				
3340170 0017	5/7/01	679950	3870	0	9	2001	3	50270	N	N	15350 162ND AV NE				
3142605 9073	6/25/01	637500	4100	0	9	1991	3	35190	N	N	16322 NE 160TH ST				
3340170 0097	5/10/01	540000	4120	0	9	1970	3	101059	N	N	15707 NE 153RD ST				
3317540 0100	7/11/01	620000	4300	0	9	2001	3	32902	N	N	18014 171ST AV NE				
3317540 0110	8/14/01	595000	4470	0	9	2001	3	28932	N	N	18022 171ST AV NE				
3242605 9109	2/8/01	450000	2410	0	10	1988	3	28557	N	N	14229 165TH AV NE				
3132605 9178	3/23/00	640000	2590	1280	10	1989	3	39975	Y	N	16316 167TH AV NE				
3133190 0450	8/27/01	557000	2700	750	10	1987	3	35004	N	N	16424 NE 169TH PL				
3340170 0148	11/1/01	745000	2810	2020	10	1989	3	35956	Y	N	14800 164TH PL NE				
3248163 0200	1/24/00	550000	2960	0	10	1985	3	41656	Y	N	14369 155TH AV NE				

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
3142605	9113		8/9/00	557000	2980	0 10	1989	3	36753	N	N	14823	164TH PL NE	
3112605	9046		11/21/00	570000	3050	400 10	1985	3	58370	N	N	17702	159TH PL NE	
3340550	0060		8/16/01	530000	3100	0 10	1988	3	35004	N	N	17102	161ST AV NE	
3248161	0170		8/23/00	630000	3160	0 10	1981	3	34560	N	N	14455	156TH AV NE	
3340770	0005		2/21/01	870000	3210	1520 10	2000	3	94658	Y	N	15135	152ND AV NE	
3133190	0050		12/4/01	485000	3240	0 10	1986	3	35018	N	N	16817	167TH AV NE	
3248162	0260		8/27/01	593500	3250	0 10	1984	3	28859	N	N	14246	157TH PL NE	
3133190	0350		6/28/01	530000	3320	0 10	1987	3	37480	N	N	16700	NE 166TH ST	
3340550	0050		8/31/00	520000	3350	0 10	1988	3	32096	N	N	17101	161ST AV NE	
3142605	9047		2/8/01	500000	3370	0 10	1963	3	63597	N	N	16130	NE 160TH ST	
3421525	0480		2/9/01	600000	3370	0 10	1988	3	28092	N	N	17710	159TH AV NE	
3122605	9047		4/2/01	690000	3500	0 10	2000	3	22200	N	N	16820	164TH AV NE	
3421525	0400		10/19/01	597500	3590	0 10	1984	4	36464	Y	N	18205	159TH AV NE	
3112605	9237		5/23/00	580000	3710	0 10	1998	3	22202	N	N	16108	NE 175TH ST	
3132605	9111		9/10/01	725000	3830	0 10	1979	4	58370	N	N	15618	165TH PL NE	
3232605	9074		9/25/00	880000	3840	0 10	2000	3	131987	N	N	15707	NE 136TH PL	
3132605	9160		5/10/00	910000	4000	0 10	1983	3	102801	N	N	17017	NE 152ND ST	
3248162	0130		12/20/01	525000	4040	0 10	1984	3	35104	N	N	14353	157TH AV NE	
3361200	0050		7/17/00	879500	4401	0 10	1999	3	40211	Y	N	15030	167TH CT NE	
3956220	0150		11/16/01	668000	4710	0 10	1990	3	81537	Y	N	15212	NE 177TH DR	
3132605	9041		5/10/01	549950	1920	1130 11	1979	3	58370	N	N	15524	165TH PL NE	
3248161	0080		3/17/00	595000	2310	1220 11	1983	3	36644	N	N	14448	156TH AV NE	
3133190	0300		7/19/01	600000	3170	0 11	1986	3	35034	N	N	16719	168TH PL NE	
3242605	9126		12/7/01	635000	3420	0 11	1990	3	49658	N	N	16909	NE 141ST PL	
3112605	9205		3/26/01	670000	3600	0 11	1989	3	64284	Y	N	15627	NE 173RD ST	
3340170	0103		10/15/01	1095000	4800	1940 11	2001	3	41294	N	N	15020	159TH AV NE	
3421525	0560		8/16/00	860000	5730	0 11	1987	4	33018	Y	N	18208	159TH AV NE	
3132605	9151		6/19/00	1315000	4610	0 12	1987	4	159429	N	N	14719	173RD AV NE	
3112605	9219		7/25/01	1450000	4990	0 12	1998	3	71438	N	N	17116	159TH AV NE	
3132605	9169		4/13/00	2200000	5320	530 12	1998	3	143145	N	N	14626	168TH AV NE	
3132605	9100		9/11/00	1587500	6180	760 12	1987	4	92782	Y	N	17503	NE 152ND ST	
4232605	9033		10/19/01	240000	630	0 4	1922	3	63162	N	N	13414	WOODINVILLE-REDMOND RD N	
4192606	9024		11/16/00	205000	1090	0 5	1937	5	24200	N	N	18812	NE 133RD ST	
4302606	9055		11/28/00	235000	1020	0 6	1933	3	44866	N	N	12841	AVONDALE RD NE	
4232605	9077		5/23/01	385000	1400	1400 7	1981	3	50529	N	N	13307	164TH AV NE	
4302606	9088		10/25/00	220000	1500	0 7	1980	3	26017	N	N	12801	AVONDALE RD NE	
4192606	9149		12/28/01	272000	1550	0 7	1981	3	36466	N	N	18515	NE 143RD PL	
4302606	9042		4/23/01	324000	1580	0 7	1947	3	152895	N	N	12515	AVONDALE RD NE	
4062671	0260		7/19/00	237000	1610	0 7	1983	3	28472	N	N	19108	NE 140TH PL	
4252605	9106		8/25/00	235000	1650	0 7	1968	2	27007	N	N	16529	NE 128TH ST	
4262605	9020		8/9/00	249500	1950	0 7	1963	3	38332	N	N	15809	NE 124TH ST	
4302606	9010		10/8/01	650000	1960	500 7	1948	4	425145	N	N	12653	AVONDALE RD NE	
4192606	9189		5/8/00	319950	2340	0 7	1994	3	35001	N	N	18825	NE 137TH ST	
4192606	9169		5/3/00	354950	2380	0 7	1984	3	76187	N	N	18211	NE 143RD PL	
4252605	9017		5/24/00	420000	2780	0 7	1946	3	85813	N	N	17818	NE 116TH ST	

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address		
4812120 0820	7/3/00	278000	1240	580	8	1981	3	8008	N	N	17202 NE 134TH PL				
4339620 0260	12/12/00	280000	1260	550	8	1982	3	7684	N	N	13615 179TH AV NE				
4339681 0030	8/23/01	273900	1290	0	8	1986	3	18698	N	N	17225 NE 132ND PL				
4812371 0230	6/13/00	265000	1320	420	8	1984	3	9348	N	N	17015 NE 131ST PL				
4812120 0610	1/7/00	240000	1350	0	8	1982	3	13468	N	N	17223 NE 137TH CT				
4339620 0240	7/19/01	268000	1390	0	8	1982	3	11315	N	N	13625 179TH AV NE				
4812120 0940	3/10/00	304950	1390	580	8	1983	4	8026	N	N	13620 173RD PL NE				
4812371 0050	2/28/01	319000	1410	480	8	1984	4	9240	N	N	17032 NE 131ST PL				
4113730 0570	4/21/00	355000	1440	710	8	1984	4	38086	N	N	15332 182ND PL NE				
4179590 0210	1/19/01	296000	1440	620	8	1985	3	7475	N	N	14117 175TH AV NE				
4339620 0270	3/30/00	255000	1450	0	8	1982	3	7953	N	N	13609 179TH AV NE				
4339681 0250	3/12/01	272950	1500	0	8	1987	3	9586	N	N	17230 NE 132ND PL				
4812120 0890	11/13/00	237500	1520	0	8	1983	3	7622	N	N	13619 174TH AV NE				
4071030 0070	9/25/00	347000	1530	660	8	1986	3	86322	N	N	13327 187TH CT NE				
4280220 0050	4/17/01	289950	1560	0	8	1983	3	8674	N	N	13605 178TH AV NE				
4812120 0370	4/20/00	296000	1580	0	8	1983	5	8415	N	N	13830 173RD AV NE				
4812120 0810	2/22/01	332700	1580	850	8	1981	3	7559	N	N	17210 NE 134TH PL				
4020080 0180	10/25/01	281000	1600	0	8	1984	3	8191	N	N	13720 175TH CT NE				
4062671 0100	12/6/00	363000	1600	1500	8	1983	3	36036	N	N	14114 194TH AV NE				
4812120 0170	12/20/00	263000	1600	890	8	1982	3	9485	N	N	17401 NE 138TH ST				
4020080 0300	5/23/01	349000	1620	880	8	1984	3	15232	N	N	17422 NE 136TH ST				
4812120 0210	7/9/01	369000	1620	890	8	1982	4	8678	N	N	13836 174TH PL NE				
4812120 0470	6/20/00	272500	1620	0	8	1983	3	11435	N	N	13825 173RD AV NE				
4280220 0010	6/13/00	280000	1630	0	8	1983	3	15244	N	N	17606 NE 136TH ST				
4339620 0070	3/20/01	284950	1650	0	8	1982	4	11777	N	N	13602 179TH AV NE				
4280220 0130	9/7/00	267500	1660	0	8	1983	3	8149	N	N	17705 NE 137TH CT				
4339620 0110	5/22/01	295000	1660	0	8	1982	3	8365	N	N	13618 179TH AV NE				
4339683 0390	7/25/01	315000	1670	390	8	1988	3	13005	N	N	12849 176TH PL NE				
4020080 0010	4/25/00	277500	1680	0	8	1984	3	8247	N	N	17407 NE 138TH ST				
4071031 0160	8/23/00	337315	1680	1000	8	1983	3	35342	N	N	13313 186TH AV NE				
4179590 0510	8/23/00	279950	1740	0	8	1985	4	7844	N	N	17432 NE 140TH PL				
4280220 0250	6/15/00	278638	1760	0	8	1983	3	7507	N	N	13644 178TH AV NE				
4280220 0160	6/1/01	289900	1770	0	8	1984	4	8925	N	N	17706 NE 137TH CT				
4339683 0020	4/9/01	286500	1820	0	8	1985	3	7500	N	N	12834 176TH PL NE				
4339683 0100	4/20/01	323950	1860	0	8	1986	3	9393	N	N	17615 NE 130TH CT				
4812120 0980	10/26/01	309000	1880	0	8	1983	3	7488	N	N	13516 173RD PL NE				
4302606 9071	4/12/01	340000	1900	900	8	1970	3	40075	N	N	12821 AVONDALE RD NE				
4179592 0500	10/12/00	312500	1920	0	8	1986	3	7560	N	N	17609 NE 141ST ST				
4020080 0370	7/24/00	270000	1930	0	8	1984	3	6930	N	N	17419 NE 137TH ST				
4179590 0160	1/26/00	335000	1930	0	8	1985	3	8313	N	N	14134 175TH AV NE				
4339683 0010	5/18/01	315000	1930	0	8	1986	3	8125	N	N	12826 176TH PL NE				
4812120 0860	7/30/01	307000	1940	0	8	1984	3	8926	N	N	13601 174TH AV NE				
4812120 0730	4/18/00	292000	1980	0	8	1983	3	12134	N	N	17301 NE 135TH ST				
4179591 0220	9/13/00	314000	2010	0	8	1986	3	8991	N	N	13907 177TH PL NE				
4280220 0280	2/14/01	295000	2010	0	8	1983	3	7507	N	N	13620 178TH AV NE				

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address		
4020080 0030	8/30/01	300000	2020	0 8	1984	3	8037	N	N	17419 NE 138TH ST					
4339680 0050	3/17/00	293000	2030	0 8	1984	4	12000	N	N	12909 179TH AV NE					
4020080 0450	2/7/00	295000	2040	0 8	1984	3	8739	N	N	13712 176TH AV NE					
4339682 0210	6/19/01	302000	2040	0 8	1984	3	9583	N	N	17630 NE 129TH PL					
4339683 0190	10/31/01	321000	2040	0 8	1987	3	7574	N	N	13017 177TH PL NE					
4812371 0140	9/18/00	294950	2040	0 8	1984	4	9446	N	N	16906 NE 131ST PL					
4179590 0660	6/20/00	327500	2050	0 8	1984	3	11289	N	N	17408 NE 139TH PL					
4812371 0220	10/18/01	341000	2060	0 8	1984	3	9705	N	N	17007 NE 131ST PL					
4339680 0160	5/29/01	298500	2080	0 8	1983	3	13511	N	N	17728 NE 131ST PL					
4179590 0500	9/6/01	339950	2090	0 8	1987	3	8806	N	N	14007 175TH PL NE					
4179592 0380	8/18/01	300000	2100	0 8	1985	3	8080	N	N	14147 176TH AV NE					
4252605 9103	2/26/01	359000	2110	0 8	1976	4	41382	N	N	12926 164TH AV NE					
4339680 0280	8/8/01	350000	2120	0 8	1983	4	15000	N	N	12918 179TH AV NE					
4179592 0470	6/20/00	330000	2140	0 8	1985	3	9225	N	N	17521 NE 141ST ST					
4812371 0100	8/15/00	325000	2140	0 8	1984	3	9266	N	N	16934 NE 131ST PL					
4179590 0690	9/5/01	360000	2150	0 8	1984	3	7709	N	N	17409 NE 139TH PL					
4812371 0070	4/24/00	299950	2150	0 8	1984	3	9250	N	N	17016 NE 131ST PL					
4570180 0120	10/4/01	428000	2160	0 8	1984	5	36940	N	N	13729 180TH LN NE					
4062671 0150	11/2/01	376200	2170	240 8	1981	4	27584	N	N	14025 194TH AV NE					
4179592 0490	5/23/01	325000	2220	0 8	1986	3	7560	N	N	17601 NE 141ST ST					
4192606 9134	5/16/00	400000	2220	0 8	1980	3	64904	N	N	18340 NE 143RD PL					
4179590 0440	4/10/01	332500	2230	0 8	1987	3	7652	N	N	17215 NE 141ST ST					
4812120 0690	6/26/00	295000	2230	0 8	1983	3	8750	N	N	13515 173RD PL NE					
4179590 0650	8/8/01	354000	2240	0 8	1985	4	8705	N	N	17412 NE 139TH PL					
4179591 0180	11/14/00	320000	2240	0 8	1986	3	8295	N	N	13924 177TH PL NE					
4179592 0060	4/10/00	335000	2240	0 8	1985	3	7532	N	N	14107 177TH CT NE					
4113730 0620	3/4/00	379000	2270	580 8	1983	3	30324	N	N	15302 182ND PL NE					
4062671 0060	9/5/01	362000	2280	0 8	1981	4	35492	N	N	14020 194TH AV NE					
4812120 0780	2/13/01	295000	2280	0 8	1983	3	8696	N	N	17234 NE 134TH PL					
4179590 0180	5/26/00	320000	2290	0 8	1984	4	7968	N	N	14141 175TH AV NE					
4179591 0140	1/9/01	335000	2290	0 8	1985	3	12868	N	N	17712 NE 139TH CT					
4179591 0350	7/10/01	335000	2290	0 8	1985	3	8466	N	N	13839 176TH PL NE					
4812120 0770	10/24/00	335000	2310	0 8	1983	4	8158	N	N	13409 174TH AV NE					
4570170 0510	5/24/01	443500	2320	0 8	1980	3	35048	N	N	13315 175TH AV NE					
4570170 0050	8/7/00	495000	2360	0 8	1981	4	47878	N	N	17503 NE 131ST ST					
4812371 0130	9/29/00	329950	2382	0 8	1984	3	9755	N	N	16910 NE 131ST PL					
4179591 0250	3/31/00	345000	2390	0 8	1986	3	8570	N	N	13805 177TH PL NE					
4812120 0480	5/31/00	316500	2390	0 8	1983	4	11313	N	N	13819 173RD AV NE					
4339682 0130	5/25/00	304000	2400	0 8	1984	3	7510	N	N	17653 NE 129TH PL					
4179592 0450	6/20/00	339000	2420	0 8	1986	3	8495	N	N	17514 NE 141ST ST					
4113730 0020	2/22/01	371000	2430	0 8	1980	3	37125	N	N	18022 NE 154TH ST					
4339683 0360	8/23/01	349900	2490	0 8	1987	3	12025	N	N	12923 176TH PL NE					
4280220 0270	5/8/00	359950	2500	0 8	1983	3	7507	N	N	13628 178TH AV NE					
4113730 0760	3/27/00	359950	2530	0 8	1983	4	32250	N	N	15306 181ST AV NE					
4570170 0030	6/28/00	394000	2560	0 8	1982	3	42500	N	N	17405 NE 131ST ST					

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4071031	0040	12/13/00	417000	2570	800	8	1987	3	36039	N	N	18601 NE 133RD ST		
4339683	0300	7/25/00	337000	2610	0	8	1985	3	17925	N	N	17610 NE 131ST PL		
4812120	0580	6/26/00	346000	2620	0	8	1983	4	9909	N	N	17236 NE 137TH CT		
4071030	0040	3/15/01	399950	2700	0	8	1983	3	37721	N	N	13303 187TH CT NE		
4113730	0030	3/16/01	387000	2730	0	8	1980	3	37125	N	N	18102 NE 154TH ST		
4570170	0300	5/24/01	435000	2750	0	8	1982	3	32937	N	N	13329 178TH AV NE		
4339682	0380	7/17/00	318000	2800	0	8	1985	3	7300	N	N	12840 177TH PL NE		
4020080	0140	3/7/01	355000	2890	0	8	1984	3	7962	N	N	13704 175TH CT NE		
4113730	1100	9/20/00	382000	1660	800	9	1981	3	37654	N	N	18115 NE 146TH WY		
4113730	1390	2/22/01	369500	1850	510	9	1981	3	34958	N	N	18656 NE 146TH WY		
4344350	0050	5/30/00	432000	1930	0	9	1979	3	34850	N	N	14721 BEAR CREEK LN NE		
4113730	0470	9/15/00	375000	2400	0	9	1988	3	36250	N	N	18308 NE 153RD ST		
4071031	0080	11/22/00	390000	2430	1260	9	1987	3	35374	N	N	13326 186TH AV NE		
4113730	0190	9/12/01	395000	2440	0	9	1984	4	35072	N	N	15340 185TH AV NE		
4113730	0540	4/28/00	365000	2510	0	9	1985	3	33660	N	N	18221 NE 154TH ST		
4242605	9083	12/7/00	426500	2510	0	9	1981	4	76666	N	N	14325 178TH LN NE		
4113730	0320	10/11/01	385950	2550	0	9	1984	3	36820	N	N	15229 186TH AV NE		
4113730	1740	11/12/01	396000	2560	0	9	1984	3	40500	N	N	14551 186TH PL NE		
4113730	1640	10/19/01	434500	2610	0	9	1984	3	39913	N	N	14535 190TH AV NE		
4071050	0010	6/8/00	499950	2640	0	9	1984	4	35001	N	N	13527 184TH AV NE		
4564930	0220	4/19/00	399950	2680	0	9	1989	3	28200	N	N	18245 NE 125TH ST		
4773250	0400	2/15/01	379000	2700	0	9	1985	4	9837	N	N	13808 178TH AV NE		
4113731	0040	12/22/00	400000	2720	0	9	1984	3	28314	N	N	15144 184TH PL NE		
4262605	9017	2/23/00	759500	2730	0	9	1978	5	202554	N	N	16224 NE 130TH ST		
4113730	0380	6/14/01	434950	2740	0	9	1984	3	33228	N	N	15116 184TH PL NE		
4192606	9187	9/6/00	498900	2790	0	9	1990	3	37500	N	N	18309 NE 136TH ST		
4113730	1870	4/26/00	407000	2810	0	9	1983	4	39875	N	N	18606 NE 145TH PL		
4570170	0020	8/14/00	435000	2830	0	9	1982	3	84688	N	N	17301 NE 131ST ST		
4773250	0380	7/14/01	410950	2830	0	9	1984	3	9718	N	N	17810 NE 138TH CT		
4570170	0540	11/21/00	436000	2840	0	9	1981	3	32379	N	N	13125 175TH AV NE		
4113730	1170	4/4/01	417000	2870	0	9	1982	4	38916	N	N	14527 183RD AV NE		
4773250	0430	7/18/01	495000	2880	0	9	1985	3	16607	N	N	13833 180TH AV NE		
4773250	0450	5/21/01	506000	2930	0	9	1984	4	25165	N	N	13817 180TH AV NE		
4113730	1540	11/26/01	405000	2950	0	9	1981	3	48351	N	N	19112 NE 146TH WY		
4727310	0134	3/13/01	669000	3010	0	9	1992	3	156816	N	N	12211 184TH AV NE		
4113730	0220	5/30/01	430000	3060	0	9	1987	3	37180	N	N	15242 186TH AV NE		
4570170	0530	8/14/00	435000	3090	0	9	1981	3	33205	N	N	13139 175TH AV NE		
4192606	9037	10/2/01	547000	3130	0	9	2001	3	29900	N	N	18732 NE 144TH ST		
4113730	0250	8/14/00	424500	3330	0	9	1984	3	35840	N	N	15218 186TH AV NE		
4570170	0580	10/20/00	575700	3760	0	9	1981	4	55824	N	N	17226 NE 131ST ST		
4418800	0190	4/18/00	475000	2140	0	10	1985	3	23871	N	N	17020 NE 139TH ST		
4773250	0480	2/7/01	467500	2240	0	10	1986	3	36360	N	N	13912 180TH AV NE		
4418800	0740	6/23/00	490000	2330	0	10	1985	3	29888	N	N	13232 171ST AV NE		
4111575	0190	8/1/00	540000	2390	1290	10	1985	3	35617	N	N	16414 NE 135TH ST		
4773250	0770	7/17/00	530000	2570	0	10	1986	3	35100	N	N	17304 NE 144TH ST		

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address		
													1	2	
4418800	0430		5/2/00	519950	2600	0	10	1984	3	21500	N	N	17040 NE 135TH CT		
4418800	0750		9/27/01	549950	2670	0	10	1985	3	27789	N	N	17113 NE 133RD ST		
4219570	0020		3/29/01	399900	2690	0	10	1987	3	44603	N	N	17906 NE 154TH ST		
4773250	0610		3/13/01	474000	2740	0	10	1984	3	20000	N	N	17542 NE 142ND ST		
4418800	0310		8/8/00	565000	2750	0	10	1985	3	20666	N	N	13621 171ST AV NE		
4418800	0580		5/18/01	525000	2790	0	10	1984	3	29016	N	N	17026 NE 133RD ST		
4186200	0390		5/3/00	579000	2880	0	10	1988	4	38396	N	N	16932 NE 130TH ST		
4192606	9185		12/6/00	620000	2890	140	10	1990	3	57499	N	N	18511 NE 137TH ST		
4773250	0750		4/5/00	538000	2890	0	10	1986	3	35100	N	N	17328 NE 144TH ST		
4773250	0530		8/21/00	528500	2900	0	10	1987	3	35100	N	N	14036 180TH AV NE		
4185300	0100		4/2/01	612500	2960	0	10	1989	4	35137	N	N	14226 192ND AV NE		
4773250	0600		8/1/01	525000	2960	0	10	1987	3	20000	N	N	17608 NE 142ND ST		
4418800	0280		4/21/00	500000	2980	0	10	1985	3	23496	N	N	13801 171ST AV NE		
4418800	0010		10/25/00	499950	3000	0	10	1987	3	30790	N	N	17112 NE 133RD ST		
4773250	0970		2/2/01	565000	3000	0	10	1985	3	35880	N	N	17319 NE 144TH ST		
4812355	0030		8/21/01	489950	3000	0	10	1983	4	35112	N	N	17128 NE 126TH PL		
4418800	0630		6/25/01	523000	3030	0	10	1984	3	37331	N	N	17006 NE 133RD ST		
4773250	1050		5/9/00	539000	3030	0	10	1985	4	35588	N	N	14307 173RD PL NE		
4418800	0660		2/15/00	495000	3050	0	10	1985	3	26340	N	N	17009 NE 133RD ST		
4812355	0200		12/12/00	545000	3110	0	10	1983	4	35049	N	N	12402 169TH AV NE		
4185300	0400		7/20/01	449500	3140	0	10	1991	4	28037	N	N	19108 NE 143RD PL		
4192606	9190		6/15/01	589500	3210	0	10	1998	3	35028	N	N	18015 NE 143RD PL		
4071031	0190		12/19/01	477500	3270	0	10	1983	4	43378	Y	N	13308 184TH AV NE		
4185300	0070		8/25/00	542450	3310	0	10	1989	4	31928	N	N	14200 192ND AV NE		
4727310	0170		10/3/01	829000	3320	0	10	2001	3	138520	N	N	18122 NE 116TH ST		
4418800	0090		3/27/00	529900	3360	0	10	1985	3	29450	N	N	13624 171ST AV NE		
4111575	0130		4/18/00	540000	3540	0	10	1984	3	35861	N	N	16522 NE 135TH PL		
4192606	9193		9/25/00	884000	3630	0	10	1996	3	105998	N	N	13933 184TH AV NE		
4192606	9184		4/18/01	800000	3910	0	10	1996	3	55756	N	N	18512 NE 137TH ST		
4219570	0030		6/7/00	529000	3970	0	10	1987	3	57115	N	N	17832 NE 154TH ST		
4570170	0642		9/27/01	799950	4050	0	10	1992	3	47044	N	N	13224 178TH AV NE		
4186200	0300		12/1/01	649000	4260	0	10	1990	3	37801	N	N	12922 169TH AV NE		
4115260	0210		2/21/00	498000	2130	770	11	1986	3	36483	N	N	15016 191ST AV NE		
4235501	0080		5/10/01	570000	2930	0	11	1996	3	8738	N	N	12527 177TH AV NE		
4294400	0200		6/5/00	709000	2960	0	11	1987	3	26251	N	N	13408 157TH AV NE		
4235501	0130		6/1/01	607500	3140	0	11	1994	3	11515	N	N	12508 177TH AV NE		
4235501	0110		8/7/01	607500	3150	0	11	1995	3	11510	N	N	12524 177TH AV NE		
4235501	0120		4/23/01	599950	3200	0	11	1995	3	11612	N	N	12516 177TH AV NE		
4115260	0410		12/19/01	555000	3220	0	11	1984	3	38180	N	N	18821 NE 153RD ST		
4115260	0460		11/1/01	800000	3229	0	11	2000	3	37219	N	N	18809 NE 150TH CT		
4142413	0100		9/1/00	538000	3320	0	11	1995	3	61855	Y	N	18629 NE 139TH ST		
4115260	0440		7/11/01	582000	3340	0	11	1985	3	32171	N	N	18804 NE 150TH CT		
4957805	0350		7/5/01	645000	3350	0	11	1990	3	35235	N	N	17320 NE 129TH ST		
4219570	0250		6/26/01	565000	3370	0	11	1987	3	36572	N	N	17821 NE 154TH ST		
4185300	0130		8/17/00	570000	3430	0	11	1988	4	28243	N	N	14239 194TH AV NE		

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4294400 0050	4/28/00	739000	3530	0 11	1986	3	20012	N	N	15922 NE 133RD ST					
4294400 0040	1/11/00	839000	3580	0 11	1987	4	19916	N	N	13309 160TH AV NE					
4111576 0140	3/1/00	596500	3600	0 11	1987	3	35001	N	N	16608 NE 132ND ST					
4329320 0090	3/30/00	687975	3640	0 11	1989	3	47984	N	N	18138 NE 130TH PL					
4185300 0560	8/15/00	664500	3720	0 11	1989	3	35107	N	N	19526 NE 143RD ST					
4192606 9069	7/25/01	799950	3770	0 11	2001	3	37418	N	N	18710 NE 144TH ST					
4186200 0290	8/2/01	685000	3780	0 11	1988	4	35200	N	N	16915 NE 130TH ST					
4683880 0020	4/19/01	780000	3780	0 11	1992	3	36149	N	N	19235 NE 149TH ST					
4142413 0260	2/15/00	573000	3820	0 11	1995	3	20060	N	N	18404 NE 139TH ST					
4111576 0160	4/13/00	679950	3890	0 11	1985	4	35001	N	N	16710 NE 132ND ST					
4294400 0020	7/2/01	810000	3890	0 11	1986	3	26039	N	N	15917 NE 133RD ST					
4115260 0400	4/10/00	700000	3920	0 11	1984	3	35181	N	N	18811 NE 153RD ST					
4294401 0060	12/19/01	705000	3940	0 11	1987	3	20000	N	N	15814 NE 135TH ST					
4185300 0240	6/12/00	839000	3950	0 11	1989	4	36186	N	N	14230 194TH AV NE					
4115260 0150	5/11/00	725000	3980	0 11	1986	3	35038	N	N	19002 NE 151ST ST					
4115260 0470	2/5/01	709950	4020	0 11	1984	3	37353	N	N	18907 NE 150TH ST					
4115260 0170	6/9/00	849950	4050	0 11	1985	4	39863	N	N	19005 NE 151ST ST					
4115260 0160	5/30/00	735000	4110	0 11	1985	3	35050	N	N	19001 NE 151ST ST					
4294400 0290	11/8/00	815000	4160	0 11	1988	3	30050	N	N	16324 NE 135TH ST					
4329320 0120	2/21/01	753500	4210	0 11	1990	3	38531	N	N	18104 NE 130TH PL					
4664120 0030	9/18/00	778000	4330	0 11	1994	4	47883	N	N	13439 179TH AV NE					
4252605 9003	3/29/00	1395000	4860	0 11	1985	3	199561	N	N	17310 NE 125TH ST					
4957805 0360	3/20/01	720000	3720	0 12	1989	4	33008	N	N	17306 NE 129TH ST					
4252605 9165	4/26/01	1394000	4680	0 12	1985	4	54822	N	N	12912 167TH AV NE					
4294400 0030	4/5/00	1200000	5090	0 12	1987	3	27661	N	N	13314 160TH AV NE					
4294401 0100	8/25/00	1185000	5140	0 12	1988	3	21220	N	N	13518 157TH CT NE					
4683880 0050	1/19/01	1410000	5870	0 13	1990	3	43563	N	N	19257 NE 149TH ST					
4683880 0090	1/14/00	1680000	7020	0 13	1990	3	40001	N	N	19262 NE 149TH ST					
8222605 9100	8/1/00	550000	2350	860 9	1977	3	304064	N	N	14404 137TH PL NE					
9062510 0162	11/27/00	199000	720	0 5	1943	3	43560	N	N	13432 BEAR CREEK RD NE					
9062510 0090	8/24/01	250000	700	0 6	1963	3	123200	N	N	19860 NE 133RD ST					
9062510 0067	3/25/00	245000	1060	0 6	1933	5	43608	N	N	20326 NE 133RD ST					
9062610 0023	2/16/01	341500	1510	1400 7	1979	3	53898	N	N	13505 208TH AV NE					
9062510 0004	7/26/00	215000	1540	0 7	1973	3	69100	N	N	13441 BEAR CREEK RD NE					
9062510 0040	7/25/01	260000	1620	0 7	1964	3	54573	N	N	19815 NE 133RD ST					
9212606 9039	1/14/00	720000	1650	0 7	1957	3	492663	N	N	21420 NE 133RD ST					
9172606 9086	2/28/01	315000	1820	0 7	1957	3	34080	N	N	19720 NE 148TH ST					
9172606 9208	12/5/01	282000	1820	0 7	1983	3	39200	N	N	20011 NE 148TH ST					
9062610 0021	10/20/00	358000	1910	1320 8	1979	3	70413	N	N	13329 208TH AV NE					
9302606 9094	3/1/00	389000	2130	0 8	1989	3	40808	N	N	19031 NE 132ND ST					
9202606 9039	12/18/00	505000	3160	0 8	1975	5	47916	N	N	13320 211TH PL NE					
9062410 0280	6/26/01	425000	2750	0 9	1984	3	13194	N	N	14215 207TH PL NE					
9405450 0280	10/31/01	525000	2810	0 9	1987	3	45719	N	N	22604 NE 140TH WY					
9062510 0027	7/24/01	673395	2830	0 9	1993	4	81457	N	N	19511 NE 133RD ST					
9062411 0240	5/1/00	405000	3060	0 9	1989	3	14827	Y	N	20910 NE 140TH CT					

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address		
9302606 9059	9059	4/14/00	775000	3510	0 9	1986	4	160288	N	N	19007 NE 132ND ST				
9062411 0630	0630	1/24/00	525000	2340	970 10	1986	3	14378	Y	N	13719 209TH AV NE				
9062411 0080	0080	12/7/01	609000	2460	1500 10	1989	3	12764	Y	N	14239 212TH DR NE				
9062410 0940	0940	12/1/00	425000	2480	0 10	1984	3	12304	N	N	20609 NE 142ND ST				
9062410 0460	0460	6/12/01	524900	2530	1080 10	1988	3	12043	N	N	20716 NE 142ND ST				
9062410 0910	0910	3/14/00	475000	2590	0 10	1983	3	12283	N	N	20707 NE 142ND ST				
9062412 0020	0020	1/10/01	480000	2700	0 10	1988	3	25200	N	N	13618 212TH DR NE				
9168581 0040	0040	3/13/01	519500	2710	0 10	1997	3	31159	N	N	21460 NE 143RD ST				
9062410 0500	0500	10/8/01	752500	2730	2120 10	1984	4	12508	N	N	14213 209TH AV NE				
9062410 1000	1000	2/18/00	465000	2850	0 10	1984	3	12000	N	N	14110 205TH AV NE				
9062410 0660	0660	4/7/00	450000	2890	0 10	1985	3	13504	N	N	14275 209TH AV NE				
9062411 0750	0750	7/23/01	569500	2890	0 10	1989	3	14933	Y	N	13833 209TH AV NE				
9062410 1030	1030	7/20/01	440000	2970	0 10	1983	3	13575	N	N	14032 205TH AV NE				
9062410 0250	0250	3/24/00	429500	2980	0 10	1983	3	12357	N	N	20612 NE 142ND ST				
9168580 0220	0220	9/29/00	600430	2990	0 10	1997	3	20962	N	N	14260 214TH WY NE				
9062411 0120	0120	10/25/01	587000	3000	0 10	1989	3	12557	Y	N	14215 212TH DR NE				
9062411 0770	0770	2/5/01	479000	3000	0 10	1989	3	16064	Y	N	13849 209TH AV NE				
9405500 0070	0070	12/20/01	533022	3000	0 10	1995	3	33816	N	N	22722 NE 135TH CT				
9168580 0230	0230	3/23/01	615000	3000	0 10	1997	3	19946	N	N	14252 214TH WY NE				
9062410 0770	0770	1/18/00	427500	3050	0 10	1984	3	12108	N	N	14236 209TH AV NE				
9168580 0040	0040	12/27/01	560000	3050	0 10	1995	3	18389	N	N	14233 214TH WY NE				
9168580 0150	0150	8/15/01	600000	3050	0 10	1997	3	21231	N	N	21432 NE 143RD ST				
9405453 0350	0350	10/26/00	605000	3080	0 10	1992	3	42782	N	N	21715 NE 139TH ST				
9168580 0240	0240	6/12/00	565000	3090	0 10	1995	3	23747	N	N	14244 214TH WY NE				
9062410 0870	0870	8/15/01	425000	3120	0 10	1983	3	14677	N	N	20731 NE 142ND ST				
9405452 0210	0210	10/9/00	590000	3140	0 10	1991	3	50230	N	N	14115 216TH WY NE				
9202606 9006	9006	7/3/00	600000	3180	0 10	1988	4	35100	N	N	19752 NE 143RD ST				
9405452 0080	0080	3/22/00	562000	3200	0 10	1992	3	50733	N	N	21522 NE 144TH PL				
9405452 0120	0120	9/17/01	563000	3210	0 10	1992	3	45440	N	N	21532 NE 143RD PL				
9405450 0060	0060	9/18/01	620000	3250	0 10	1988	3	35003	N	N	21933 NE 140TH WY				
9405452 0090	0090	8/2/00	613750	3310	0 10	1992	3	80999	N	N	21520 NE 144TH PL				
9405453 0330	0330	4/9/01	595000	3340	0 10	1993	3	50802	N	N	21733 NE 140TH PL				
9062410 0150	0150	7/20/00	519000	3400	0 10	1983	3	12000	N	N	14115 205TH AV NE				
9168580 0250	0250	7/25/00	637000	3400	0 10	1995	3	28051	N	N	14232 214TH WY NE				
9029320 0010	0010	4/30/01	804200	3425	0 10	2000	3	70974	N	N	21212 NE 132ND CT				
9062410 0980	0980	9/20/01	550000	3460	0 10	1984	3	12001	N	N	14122 205TH AV NE				
9062410 0130	0130	10/2/01	564950	3700	0 10	1983	3	13520	N	N	14103 205TH AV NE				
9062411 0030	0030	2/2/01	585000	3700	0 10	1989	3	13145	Y	N	14269 212TH DR NE				
9405455 0090	0090	8/9/01	677500	3780	0 10	1993	3	27540	N	N	13818 217TH PL NE				
9192606 9198	9198	11/13/01	725000	3880	0 10	1999	3	105415	N	N	19030 NE 133RD CT				
9192606 9027	9027	8/9/00	645000	3900	0 10	1999	3	47592	N	N	19043 NE 133RD CT				
9302606 9081	9081	8/8/01	935000	4340	0 10	2001	3	196020	N	N	18910 NE 127TH ST				
9770196 0620	0620	8/24/00	630000	2160	1390 11	1991	3	20338	N	N	19616 NE 125TH CT				
9062411 0760	0760	12/17/01	725000	2430	1340 11	1991	3	14190	Y	N	13837 209TH AV NE				
9770196 0590	0590	8/10/00	699950	2550	1500 11	1991	3	20434	N	N	12511 197TH PL NE				

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address		
9 770196	0400	12/12/00	635000	3050	0 11	1994	3	18526	N	N	19619 NE 129TH WY				
9 405450	0530	3/17/00	725000	3090	0 11	1987	3	57388	N	N	13915 218TH AV NE				
9 770196	0490	3/9/00	531000	3100	0 11	1990	3	18890	N	N	12807 197TH PL NE				
9 405453	0100	5/8/01	830000	3110	0 11	1991	4	35001	N	N	13949 225TH PL NE				
9 770196	0030	5/29/01	650000	3120	0 11	1990	3	20281	N	N	19710 NE 129TH WY				
9 770196	0660	8/4/00	590000	3180	0 11	1990	3	15835	N	N	19619 NE 125TH CT				
9 770196	0310	6/26/00	632000	3220	0 11	1994	3	14503	N	N	12911 195TH PL NE				
9 770196	0650	9/20/00	585000	3230	0 11	1990	3	23305	N	N	19615 NE 125TH CT				
9 770196	0090	6/25/01	635000	3250	0 11	1990	3	18225	N	N	12939 196TH CT NE				
9 770196	1300	5/24/00	605000	3260	0 11	1992	3	20561	N	N	12810 197TH PL NE				
9 770196	0180	7/17/01	674000	3290	0 11	1990	3	16676	N	N	19414 NE 129TH WY				
9 062411	0980	6/12/00	510000	3300	0 11	1986	3	12441	Y	N	20804 NE 141ST ST				
9 770196	0940	9/6/01	695000	3320	0 11	1990	3	22336	N	N	19854 NE 128TH CT				
9 062411	0920	7/7/00	539500	3330	0 11	1986	3	15258	Y	N	20817 NE 141ST ST				
9 770196	0270	4/4/01	665000	3330	0 11	1990	3	15554	N	N	19417 NE 129TH WY				
9 062411	0910	9/21/00	570000	3360	0 11	1986	3	15044	Y	N	20821 NE 141ST ST				
9 062411	0450	4/20/00	575000	3390	0 11	1987	3	16025	N	N	13720 209TH AV NE				
9 770196	0780	8/17/00	622500	3420	0 11	1991	3	21239	N	N	12702 198TH DR NE				
9 770196	1200	12/17/01	627500	3420	0 11	1991	3	19920	N	N	19715 NE 127TH PL				
9 062412	0210	3/12/01	750000	3500	0 11	1987	3	23094	Y	N	14025 212TH DR NE				
9 770196	0010	8/2/01	665000	3550	0 11	1992	3	28373	N	N	19726 NE 129TH WY				
9 770196	1100	4/25/01	726000	3550	0 11	1990	3	29481	N	N	12532 197TH CT NE				
9 770196	0060	6/7/01	669000	3580	0 11	1990	3	23389	N	N	12938 196TH CT NE				
9 405450	0180	9/12/01	638917	3600	0 11	1988	3	36762	N	N	22405 NE 140TH WY				
9 405450	0370	12/27/01	720000	3610	0 11	1989	3	35645	N	N	14050 221ST AV NE				
9 770196	0410	8/20/01	645000	3630	0 11	1991	3	19164	N	N	19627 NE 129TH WY				
9 405451	0140	6/27/01	750000	3640	0 11	1990	3	48468	N	N	13755 220TH PL NE				
9 770196	0980	11/28/00	635000	3670	0 11	1990	3	19644	N	N	12705 198TH DR NE				
9 770196	1000	8/1/01	649000	3680	0 11	1990	3	20475	N	N	12615 198TH DR NE				
9 405453	0320	11/11/01	765000	3690	0 11	1993	3	111733	N	N	21728 NE 141ST ST				
9 062410	0070	11/9/00	540000	3790	0 11	1983	3	28064	N	N	14001 205TH AV NE				
9 405453	0020	6/7/00	729950	3810	0 11	1990	3	43657	N	N	21827 NE 137TH ST				
9 405453	0030	5/2/00	794845	3820	0 11	1991	3	42762	N	N	21909 NE 137TH ST				
9 062411	0160	10/6/00	545000	3880	0 11	1987	3	24015	Y	N	20925 NE 142ND ST				
9 405450	0320	10/17/00	750000	3890	0 11	1988	3	40371	N	N	22404 NE 140TH WY				
9 062411	0110	8/24/01	675000	3950	870 11	1990	3	13165	Y	N	14221 212TH DR NE				
9 062411	1020	2/7/00	624500	4040	0 11	1986	3	15039	N	N	20820 NE 141ST ST				
9 062411	0540	5/9/00	860000	4060	0 11	1991	3	20822	N	N	13611 212TH DR NE				
9 770198	0050	12/15/00	891500	4080	0 11	1993	3	30578	N	N	12444 203RD AV NE				
9 062411	0960	3/9/01	795000	4110	0 11	1986	3	16053	N	N	20801 NE 141ST ST				
9 405453	0300	8/24/00	840000	4120	0 11	1992	3	64998	N	N	21816 NE 141ST ST				
9 062411	0530	3/24/00	850000	4220	0 11	1995	3	15696	N	N	13622 209TH AV NE				
9 062410	0540	9/18/01	665000	4240	0 11	1987	3	13762	N	N	14231 209TH AV NE				
9 770196	1280	12/20/01	826750	4280	0 11	1990	3	41943	N	N	12708 197TH PL NE				
9 405450	0190	3/16/00	707000	4290	0 11	1988	3	40184	N	N	22421 NE 140TH WY				

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9062412 0200	8/9/00	869000	4380	0 11	1989	4	22736	Y	N	14035 212TH DR NE			
9405454 0040	3/27/00	1025000	4430	0 11	1995	3	36699	N	N	14232 221ST AV NE			
9062411 0310	8/23/00	750000	4820	0 11	1987	3	20130	Y	N	20915 NE 140TH CT			
9062411 0400	6/14/01	809000	5020	0 11	1989	3	16721	Y	N	13816 209TH AV NE			
9321650 0180	12/14/01	1050950	3920	0 12	2001	3	34677	N	N	20505 NE 126TH CT			
9321650 0470	8/2/01	1630000	4330	0 12	2000	3	35107	N	N	21107 NE 130TH CT			
9405450 0040	3/13/01	1090000	4570	0 12	1990	3	43564	N	N	21821 NE 140TH WY			
9405451 0150	5/23/00	1200000	4700	0 12	1991	3	32865	N	N	13741 220TH PL NE			
9321650 0490	4/24/01	1650000	4790	0 12	2000	3	43969	N	N	13100 211TH WY NE			
9405452 0250	5/22/00	1225000	4800	0 12	1991	3	43294	N	N	14007 216TH WY NE			
9405450 0160	11/28/00	1300000	4830	0 12	1987	3	60763	N	N	22321 NE 140TH WY			
9062412 0300	8/25/00	1150000	5890	0 12	1988	3	28029	Y	N	13623 212TH DR NE			
9405451 0030	6/8/00	1850000	5240	1680	13	1991	3	38391	N	N	22106 NE 137TH ST		
9405451 0010	12/11/01	2850000	5570	2360	13	1998	3	75563	N	N	22134 NE 137TH ST		

Verified Improved Sales Removed From Model Development

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 112605	9052		3/28/01	246000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3 112605	9112		7/25/00	135000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR
3 112605	9118		2/1/00	36913	NEIGHBOR; AND OTHER WARNINGS;
3 113610	0026		1/19/01	74295	QUIT CLAIM DEED; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER
3 113610	0078		5/7/01	150820	WARNINGS;
3 113610	0090		3/23/00	500000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 113610	0104		7/21/00	647858	FULL SALES PRICE NOT REPORTED;
3 122605	9049		7/5/01	400000	BANKRUPTCY - RECEIVER OR TRUSTEE;
3 122605	9074		9/10/01	420000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 122605	9103		2/22/00	207000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 122605	9117		9/27/00	297000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 132605	9073		9/27/01	424950	IMP. CHARACTERISTICS CHANGED SINCE SALE; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR
3 132605	9167		3/27/01	158205	NEIGHBOR; IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION -
3 133190	0270		1/13/00	480000	SALE BY SERVICE;
3 133190	0360		11/9/00	495000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE
3 142605	9026		3/24/00	360000	SALE;
3 142605	9095		12/6/00	385000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 142605	9098		4/15/01	335880	QUESTIONABLE PER APPRAISAL;
3 232605	9009		9/4/01	277000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 232605	9019		8/9/01	175900	RELATED PARTY, FRIEND, OR NEIGHBOR;
3 232605	9063		9/7/00	68396	BANKRUPTCY - RECEIVER OR TRUSTEE;
3 242605	9054		8/8/01	740000	NON-REPRESENTATIVE SALE;
3 242605	9075		3/23/00	355000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 248161	0060		12/31/01	465000	QUESTIONABLE PER APPRAISAL;
3 248162	0270		1/26/00	639000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 324450	0115		9/27/01	290000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
3 339535	0060		8/23/00	350000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 340170	0035		3/21/00	310000	NON-REPRESENTATIVE SALE;
3 340170	0043		7/26/00	100500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
3 340170	0092		11/27/01	524975	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 340170	0119		6/8/01	47289	RELATED PARTY, FRIEND, OR NEIGHBOR;
3 340470	0027		1/19/01	105000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3 340470	0129		11/14/01	525000	NON-REPRESENTATIVE SALE;
3 361201	0020		4/18/01	1930000	FULL SALES PRICE NOT REPORTED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET
3 404590	0038		3/13/01	93000	EXPOSURE; AND OTHER WARNINGS;
3 404590	0060		5/29/01	470000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Sub	Sale	Sale	Comments		
Area	Major	Minor	Date	Price	
3404590	0144		11/14/01	136074 QUIT CLAIM DEED;	
3404590	0146		3/21/00	168000 NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;	
3421525	0500		5/22/00	190938 STATEMENT TO DOR;	
3795503	0010		5/30/01	194500 ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;	
3930630	0170		9/10/01	196939 PARTIAL INTEREST (1/3, 1/2, Etc.);	
3940830	0180		6/1/01	374950 IMP. CHARACTERISTICS CHANGED SINCE SALE;	
4062671	0210		5/7/00	230000 QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;	
4111576	0030		6/5/01	632000 NON-REPRESENTATIVE SALE;	
4113730	1430		8/23/00	395000 MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;	
4113730	1926		8/23/00	395000 MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;	
4179590	0050		7/21/00	310000 RELOCATION - SALE BY SERVICE;	
4179592	0020		8/24/01	379000 NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;	
				ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; BUILDER OR	
4192606	9011		6/18/01	235000 DEVELOPER SALES;	
4192606	9096		10/17/00	100000 ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;	
4192606	9107		6/12/01	40000 NON-REPRESENTATIVE SALE;	
4192606	9122		5/26/00	382000 NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;	
4192606	9123		9/4/01	154196 PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;	
4192606	9162		9/4/01	154196 PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE;	
4192606	9204		2/20/01	1175000 MULTI-PARCEL SALE;	
4192606	9206		2/20/01	1175000 MULTI-PARCEL SALE;	
4192606	9208		5/31/01	225000 ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;	
4252605	9032		12/29/00	750000 RELATED PARTY, FRIEND, OR NEIGHBOR;	
				QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND	
4252605	9059		9/22/01	40000 OTHER WARNINGS;	
4252605	9094		11/28/00	252000 NON-REPRESENTATIVE SALE;	
4252605	9109		6/7/00	967211 GOVERNMENT AGENCY;	
4262605	9050		8/14/00	300000 NON-PROFIT ORGANIZATION;	
4262605	9052		10/11/00	200000 NON-PROFIT ORGANIZATION;	
4280220	0150		8/3/01	225000 IMP. CHARACTERISTICS CHANGED SINCE SALE;	
4294401	0220		7/17/01	860000 NON-REPRESENTATIVE SALE;	
4302606	9052		8/1/01	200000 ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;	
4418800	0720		3/27/01	635000 NON-REPRESENTATIVE SALE;	
4564930	0070		9/25/00	318000 IMP. CHARACTERISTICS CHANGED SINCE SALE;	
4727310	0111		9/11/00	300000 RELATED PARTY, FRIEND, OR NEIGHBOR;	
4727310	0171		6/12/00	469500 NO MARKET EXPOSURE;	
				PARTIAL INTEREST (1/3, 1/2, Etc.); OPEN SPACE DESIGNATION	
8340470	0160		4/25/00	50000 CONTINUED/OK'D AFTER SALE;	
				ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD;	
9062411	0250		8/27/01	113588 RELATED PARTY, FRIEND, OR NEIGHBOR;	
9062510	0008		10/5/00	32620 PARTIAL INTEREST (1/3, 1/2, Etc.); NON-REPRESENTATIVE SALE;	
				ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EASEMENT	
9172606	9015		6/26/01	18000 OR RIGHT-OF-WAY;	
9192606	9013		6/7/01	14696 QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;	
9202606	9023		1/11/00	140496 RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;	
9202606	9026		5/30/00	370000 RELATED PARTY, FRIEND, OR NEIGHBOR;	
9202606	9057		11/20/01	2164627 EXEMPT FROM EXCISE TAX;	

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9 212606	9025		3/2/00	319900	BANKRUPTCY - RECEIVER OR TRUSTEE;
9 292606	9085		12/13/01	2677000	NO MARKET EXPOSURE;
9 321650	0200		7/14/00	600000	BUILDER OR DEVELOPER SALES;
9 405453	0420		6/28/00	825000	NON-REPRESENTATIVE SALE;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

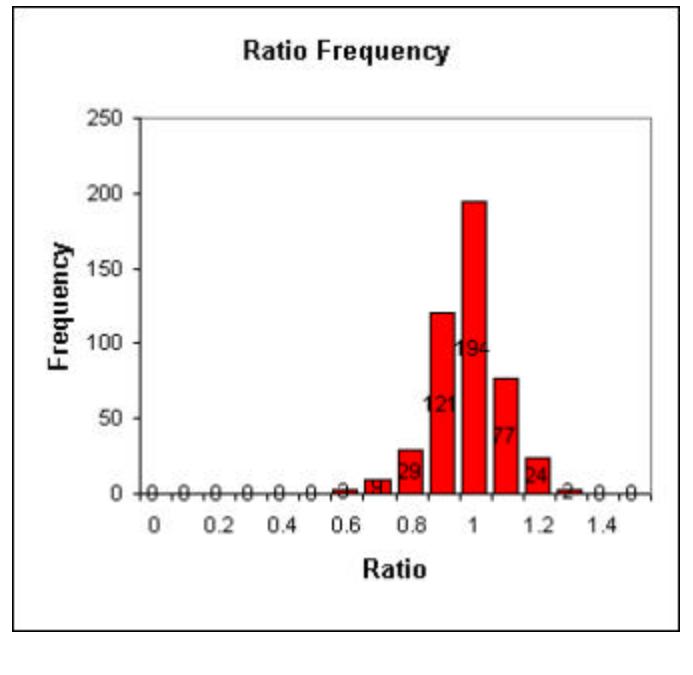
Application of these recommended value for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +7.1%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

2001 Improved Parcel Ratio Analysis

Ratio Before

Quadrant/Crew: NE Team II	Lien Date: 1/1/2002	Date: 6/5/2002	Sales Dates: 1/2000 - 12/2001
Area 72-3, 4, 8, 9	Appr ID: JPIE	Prop Type: Improved	Trend used?: Y / N N
SAMPLE STATISTICS			
<i>Sample size (n)</i>			459
<i>Mean Assessed Value</i>			488,000
<i>Mean Sales Price</i>			534,800
<i>Standard Deviation AV</i>			215,630
<i>Standard Deviation SP</i>			279,251
ASSESSMENT LEVEL			
<i>Arithmetic mean ratio</i>			0.934
<i>Median Ratio</i>			0.938
<i>Weighted Mean Ratio</i>			0.912
UNIFORMITY			
<i>Lowest ratio</i>			0.5517
<i>Highest ratio:</i>			1.2106
<i>Coefficient of Dispersion</i>			8.54%
<i>Standard Deviation</i>			0.1051
<i>Coefficient of Variation</i>			11.25%
<i>Price-related Differential</i>			1.023
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>			0.927
<i>Upper limit</i>			0.946
95% Confidence: Mean			
<i>Lower limit</i>			0.924
<i>Upper limit</i>			0.943
SAMPLE SIZE EVALUATION			
<i>N (population size) - Improved</i>			5351
<i>B (acceptable error - in decimal)</i>			0.05
<i>S (estimated from this sample)</i>			0.1051
Recommended minimum:			18
<i>Actual sample size:</i>			459
Conclusion:			OK
NORMALITY			
Binomial Test			
# ratios below mean:			224
# ratios above mean:			235
z:			0.46676
Conclusion:			Normal*
*i.e., no evidence of non-normality			



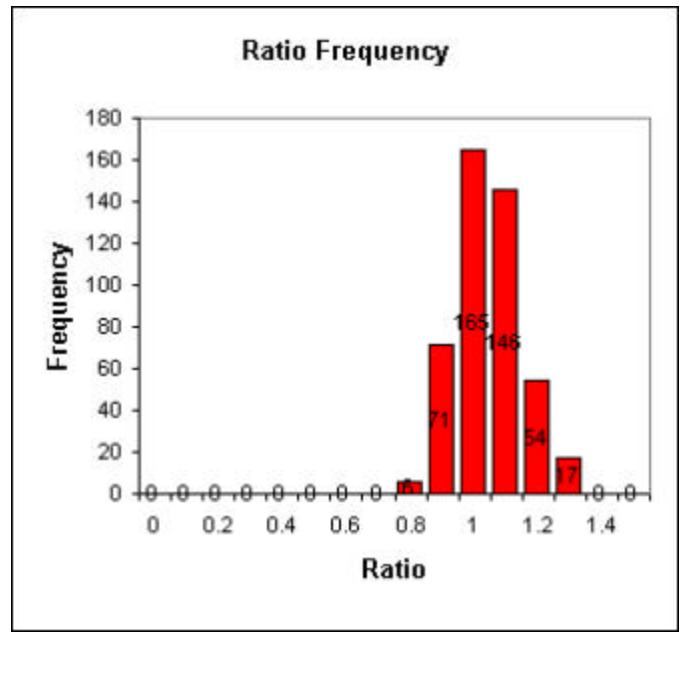
COMMENTS:

These figures reflect the 2001 posted value assessment level compared to current market level.

2001 Improved Parcel Ratio Analysis

Ratio After

Quadrant/Crew: NE Team II	Lien Date: 1/1/2002	Date: 6/5/2002	Sales Dates: 1/2000 - 12/2001
Area 72-3, 4, 8, 9	Appr ID: JPIE	Prop Type: Improved	Trend used?: Y / N N
SAMPLE STATISTICS			
Sample size (n)	459		
Mean Assessed Value	527,100		
Mean Sales Price	534,800		
Standard Deviation AV	259,855		
Standard Deviation SP	279,251		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.998		
Median Ratio	0.994		
Weighted Mean Ratio	0.986		
UNIFORMITY			
Lowest ratio	0.7778		
Highest ratio:	1.2952		
Coefficient of Dispersion	7.88%		
Standard Deviation	0.0990		
Coefficient of Variation	9.92%		
Price-related Differential	1.012		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.004		
95% Confidence: Mean			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.007		
SAMPLE SIZE EVALUATION			
N (population size) - Improved	5351		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.0990		
Recommended minimum:	16		
Actual sample size:	459		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	239		
# ratios above mean:	220		
Z:	0.8401681		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			



COMMENTS:

These figures reflect the 2002 posted value assessment level compared to current market level.

Area 72 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.6%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
4	1	0.679	0.804	18.4%	N/A	N/A
5	2	0.780	0.906	16.2%	-0.559	2.371
6	7	0.854	1.036	21.3%	0.909	1.163
7	26	0.976	0.991	1.6%	0.946	1.036
8	131	0.939	0.987	5.1%	0.973	1.002
9	75	0.968	1.034	6.8%	1.011	1.057
10	103	0.924	0.983	6.4%	0.963	1.004
11	94	0.921	0.962	4.5%	0.942	0.983
12	16	0.730	0.990	35.5%	0.941	1.038
13	4	0.803	0.950	18.2%	0.816	1.083
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1959	16	0.902	1.011	12.0%	0.934	1.087
1960-1979	51	0.952	1.017	6.8%	0.986	1.049
1980-1985	172	0.937	0.985	5.2%	0.971	0.999
1986-1990	132	0.933	0.986	5.7%	0.971	1.001
1991-2002	88	0.851	0.975	14.5%	0.953	0.996
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	1	1.060	0.996	-6.0%	N/A	N/A
3	374	0.919	0.984	7.1%	0.974	0.994
4	78	0.878	0.993	13.1%	0.969	1.016
5	6	0.946	0.983	3.9%	0.937	1.030
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	111	0.918	0.972	5.8%	0.954	0.990
1.5	26	0.944	1.006	6.6%	0.963	1.049
2	318	0.908	0.987	8.7%	0.976	0.998
2.5	4	0.980	1.041	6.2%	0.996	1.085

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1-1500	34	0.878	0.978	11.4%	0.948	1.008
1501-2500	145	0.938	0.994	5.9%	0.979	1.008
2501-3500	174	0.940	1.006	7.0%	0.990	1.021
3501-4500	83	0.923	0.952	3.2%	0.930	0.974
4501+	23	0.780	0.979	25.5%	0.939	1.019
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	426	0.912	0.982	7.6%	0.972	0.991
Y	33	0.916	1.025	11.9%	0.986	1.064
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	458	0.913	0.986	8.0%	0.977	0.995
Y	1	0.894	0.953	6.5%	N/A	N/A
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3	116	0.909	0.996	9.6%	0.978	1.015
4	222	0.929	0.973	4.7%	0.961	0.985
9	120	0.893	0.993	11.1%	0.974	1.012
8	1	0.949	1.120	18.0%	N/A	N/A
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1-9000	50	0.941	0.992	5.4%	0.975	1.009
9001-15000	58	0.952	1.036	8.8%	1.012	1.060
1501-25000	58	0.922	0.983	6.7%	0.958	1.008
25001-43559	188	0.911	0.977	7.3%	0.963	0.992
1-3 acres	88	0.883	0.990	12.0%	0.965	1.015
3+ acres	17	0.911	0.938	2.9%	0.884	0.993
Plat	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Lk of the Woods Div 1-7						
& South	28	0.878	0.984	12.1%	0.950	1.018
Shadowbrook	22	0.940	0.993	5.7%	0.964	1.022
Bear Creek Country Club						
Div 1 - 3	2	1.129	0.999	-11.5%	-0.573	2.572
The Hedges	3	0.668	0.925	38.5%	0.872	0.977
Wyndham Knoll	2	0.879	1.002	14.0%	0.823	1.181
Grousemont	8	0.971	0.906	-6.7%	0.843	0.968
Polo Club	3	0.883	0.964	9.2%	0.825	1.103

Mobile Homes

Model Development, Description and Conclusions

Mobile home sales were field verified and the characteristics updated prior to valuation.

Area 72 contains a wide variety of types of mobile homes but only one sale occurred during the period of 1/2000 to 1/2002. The adjoining area 36 was revalued for the 2001 assessment year and had a number of mobile home sales. The mobile home valuation schedule developed from these sales was adjusted by the increase in overall value for area 72 and applied to area 72 mobile homes.

Area 72 contains 42 real mobile homes and 5 personal property mobile homes. Application of the recommended values for land and improvements for the 2002 assessment year (2002 roll year) results in an average total change from the 2001 assessments of 13.9% increase.

The following pages include Mobile Home model calibration and list of the mobile home sales. Reliance was given to the mobile home sales sample and the analysis of the sales as the best indicators of value.

Mobile Home Model Calibration

Basic Value per Square Foot

Year Built	Double Wide	Single Wide	Year Built	Double Wide	Single Wide
1970	\$ 24	\$ 19	1986	\$ 44	\$ 35
1971	\$ 25	\$ 19	1987	\$ 45	\$ 36
1972	\$ 26	\$ 20	1988	\$ 46	\$ 36
1973	\$ 26	\$ 20	1989	\$ 47	\$ 37
1974	\$ 27	\$ 21	1990	\$ 49	\$ 40
1975	\$ 27	\$ 21	1991	\$ 50	\$ 41
1976	\$ 28	\$ 22	1992	\$ 52	\$ 42
1977	\$ 31	\$ 25	1993	\$ 55	\$ 44
1978	\$ 32	\$ 26	1994	\$ 57	\$ 45
1979	\$ 33	\$ 27	1995	\$ 59	\$ 47
1980	\$ 35	\$ 28	1996	\$ 62	\$ 49
1981	\$ 35	\$ 28	1997	\$ 64	\$ 51
1982	\$ 36	\$ 29	1998	\$ 66	\$ 54
1983	\$ 39	\$ 31	1999	\$ 68	\$ 55
1984	\$ 42	\$ 33	2000	\$ 71	\$ 57
1985	\$ 43	\$ 34	2001	\$ 73	\$ 59

Verified Mobile Home Sales

Area	Sub	Major	Minor	Sales Price	Sales Date	Model	Year Built	Size	Total Living Area	Square Foot Lot	View	Water - front
72	4	252605	9100	\$ 395,000	5/7/2001	Woodland Park	1999	Tri 2520 sf	2520	98010	N	N
36	5	082606	9104	\$ 115,000	2/28/2000	Otter	1963	10 X 50	500	45738	N	N
36	5	162606	9086	\$ 125,000	9/6/2000	Barrington	1976	114 X 66	924	53143	N	N
36	11	102606	9109	\$ 136,000	12/2/1999	Commodore	1976	28 X 70	1960	235224	N	N
36	5	152606	9110	\$ 134,950	6/1/1998	Broam	1977	14 X 66	924	40256	N	N
36	5	152606	9045	\$ 225,000	12/1/2000	Skyline	1977	24 X 60	1440	89298	N	N
36	5	287240	0020	\$ 90,000	5/2/2000	Liberty	1978	14 X 60	840	9800	N	N
36	5	152606	9093	\$ 205,000	12/4/2000	Kit	1979	28 X 66	1848	182952	N	N
36	5	072606	9034	\$ 151,768	11/29/1999	Buckingham	1980	24 X 52	1248	9147	N	N
36	2	162606	9007	\$ 189,950	4/21/1999	Candlewood	1982	28 X 66	1848	45302	N	N
36	5	092606	9166	\$ 209,950	5/10/1999	Glenriver	1984	28 X 66	1848	55468	N	N
36	2	012605	9256	\$ 237,900	2/11/2000	Fuqua	1986	24 X 56	1344	63162	N	N
36	5	092606	9043	\$ 235,000	10/26/1999	Golden West	1997	Tri 2210 sf	2210	79434	N	N

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand

factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.